



87 Hope Way

Church Gresley | DE11 9BL | Offers In The Region Of £260,000

**ROYSTON
& LUND**

- OFFERS IN THE REGION OF £260,000
- Off Street Parking
- Lounge + Kitchen Diner
- Low Maintenance Garden
- EPC Rating C
- Three Bedroom Detached
- Partially Converted Garage
- Downstairs WC
- Freehold
- Council Tax Band C





Royston and Lund are pleased to bring to the market this three bedroom detached family home in Church Gresley. Situated on a modern development with off street parking and a partially converted garage, this home is ideally located for access into Ashby de la Zouch, the A42 and the M1.

Entering into the hallway that benefits from a downstairs WC and built in storage, there is access into the lounge, kitchen/diner and stairs to the first floor. The kitchen/diner benefits from an integrated low level oven, gas hob, extractor fan and has space for a range of freestanding appliances.

To the first floor there is a double bedroom and two single bedrooms with a four piece bathroom consisting of a bath, separate shower, WC and wash basin. The main bedroom benefits from a walk in wardrobes and also has access straight into the bathroom.

Outside there is parking spaces for two vehicles and a converted single garage that now has storage space to the front and a playroom/office in the garden. To the rear of the property there is a low maintenance garden with a patio area and an artificial lawn.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor
Approx. 41.7 sq. metres (448.3 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 80.4 sq. metres (865.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND