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&L

18 Sunderland Close

Church Gresley | DE11 9GW | Offers In The Region Of £215,000

ROYSTON
& LUND

- Offers in The Region Of £215,000
- Good Location
- Lounge
- D/S WC - Bathroom - En-suite
- Freehold - EPC Rating B
- Semi-Detached House
- Three Bedrooms
- Kitchen/Diner
- Landscaped Rear Garden
- Council Tax Band B





Offer In The Region of £215,000

Royston & Lund are pleased to present this semi detached house situated within a cul-de-sac in Church Gresley. This property is ideal for first time buyers and is situated within close proximity of amenities including local countryside, easy access to the historic market town of Ashby-de-la-Zouch and commuting links to Nottingham, Birmingham and Leicester.

Upon entering the property you are greeted by the entrance hall which includes a convenient ground floor WC and provides access to the accommodation on both floors. The lounge is a nicely-sized room and has dual aspect windows flooding the room with natural light. The kitchen/diner includes a range of units and integrated appliances as well as French doors into the rear garden.

To the first floor there are three well-proportioned bedrooms. The main bedroom benefits from a modern shower room/WC. The other bedrooms are complemented by the family bathroom which includes a three piece white suite.

Outside, there is an enclosed rear garden which is fairly low maintenance and includes a patio, decking and artificial lawn.



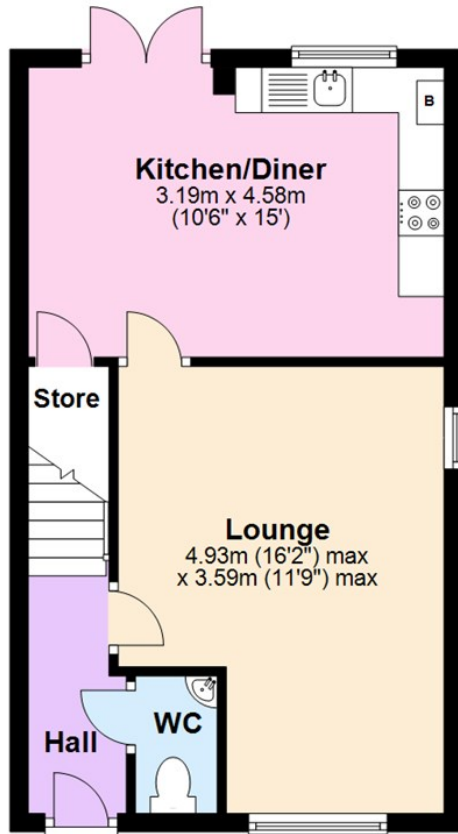


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(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 (CO ₂) 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	

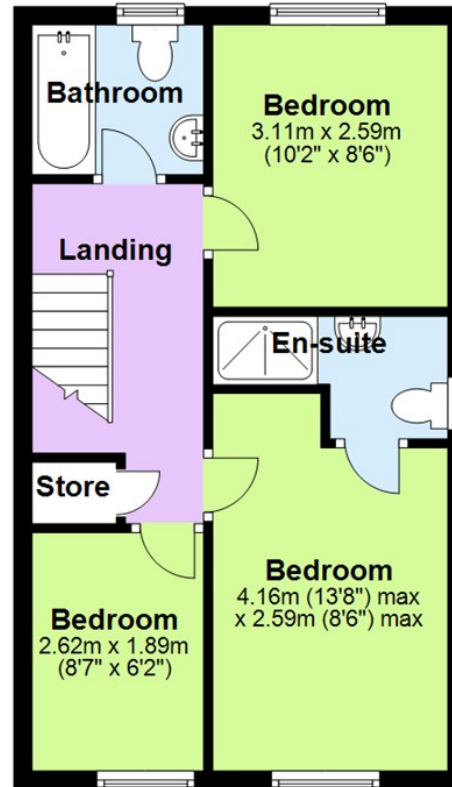
Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 75.3 sq. metres (810.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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