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39 Lewisham Drive

Church Gresley | DE11 9GN | Offers In The Region Of £320,000

ROYSTON
& LUND

- Offer in the region of £320,000
- Four Bedrooms one with an en-suite
- Family Bathroom
- Driveway for 2 + Single Garage
- Freehold, EPC Rating B
- Detached Family Home
- Lounge & Kitchen/Diner
- Downstairs WC
- South/West Facing Garden
- Council Tax Band D





Offer in the region of of £320,000

Royston and Lund are delighted to bring to the market this immaculately presented four bedroom family home in Church Gresley. Situated on a corner plot with off street parking and a single garage, this home is ideally situated for access to the surrounding cities of Birmingham, Leicester and Nottingham.



Entering into the hallway that benefits from a downstairs WC and built in storage, there is access to the lounge, kitchen/diner and stairs to the first floor. The lounge features dual aspect windows and benefits from a feature fireplace, while the kitchen area has a range of fully integrated appliances including a fridge/freezer, low level oven, hob, extractor fan, dishwasher and a separate utility room with space for a washing machine.

To the first floor there are four well proportioned bedrooms and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom benefits from an en-suite shower room and built in wardrobes. From the dining area there is access to a side garden that is laid to lawn with a patio area, mature shrubs and walled/fenced boundaries.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

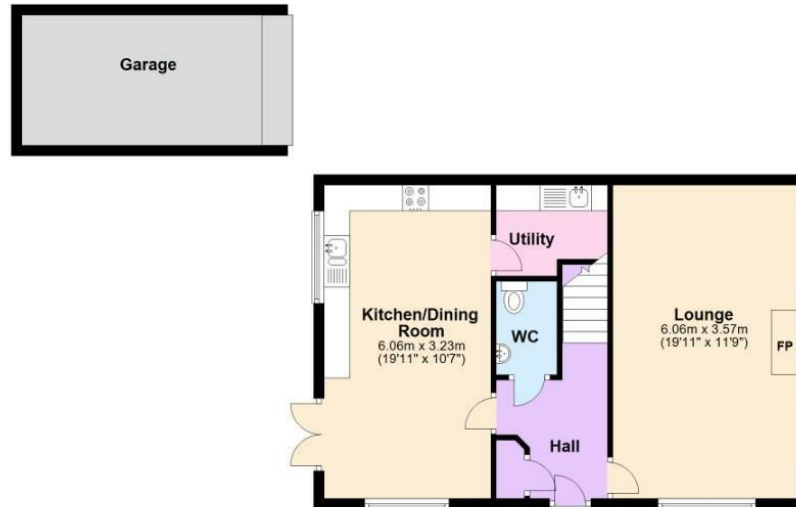
England & Wales EU Directive 2002/91/EC

Environmental Impact (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. 55.5 sq. metres (597.4 sq. feet)



First Floor
Approx. 55.1 sq. metres (593.4 sq. feet)



Total area: approx. 110.6 sq. metres (1190.8 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.

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