



12 Willow Woods Close

| LE67 8AR | Offers In The Region Of £450,000

ROYSTON  
& LUND

- NO UPWARD CHAIN
- Three Bedrooms
- Finished to an Extremely high Standard
- Driveway and Garage
- EPC Rating C - Freehold
- Detached Bungalow
- Open Plan Living Area
- Stunning Bathroom & En-Suite
- Landscaped Rear Garden
- Council Tax Band D





\* NO UPWARD CHAIN \*

An immaculately presented three bedroom detached bungalow in Newbold Coleorton. The property is finished with high quality fixtures & fittings throughout and is sold with no upward chain. Set on a lovely quiet cul de sac with a driveway for 3 cars with electric charging and a large garage to the side.

In brief the property comprises an entrance hallway with cloaks cupboard, three well proportioned bedrooms and a stunning five piece bathroom consisting of a free-standing bath with feature tap, his and hers sinks, WC and a double walk shower with standard head and a waterfall head built into the ceiling. The main bedroom benefits from an en-suite shower room and built in wardrobes. There are also internal glazed window blinds throughout.

There is an open plan living area features a high quality kitchen with a range of fully integrated appliances including an oven, combi microwave, wine-cooler, warming draw, fridge/freezer, dishwasher, washing machine and a central island with sink and breakfast bar. Over to the other side of the room there is a lounge area with bi-fold doors that open into the rear garden.

To the rear of the property there is a landscaped garden with a patio that runs the full width of the property, feature pond, lawn and fenced boundaries. The house also benefits from a house alarm and ring doorbell.





Total area: approx. 112.3 sq. metres (1208.8 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.



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**