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9 Greenmount Street

Church Gresley | DE11 9HJ | Offers In The Region Of £290,000

ROYSTON
& LUND

- Offers in The Region Of £290,000
- Four Bedrooms
- Driveway & Garage
- Utility & D/S WC
- EPC Rating C
- Detached Family Home-NO CHAIN
- Bespoke Kitchen
- Bay Fronted Lounge with Fitted Shutters
- Freehold
- Council Tax Band D





Offers in The Region Of £290,000

Royston and Lund are pleased to bring to the market this immaculately presented four bedroom detached family home in Church Gresley situated on a lovely quiet cul-de-sac. The property features a stunning bespoke kitchen with custom cabinets and has off street parking for two vehicles, as well a single detached garage at the rear. The property has access onto the local park via a pathway at the front and there is fantastic transport links for the A42 and Ashby-de-la-Zouch.

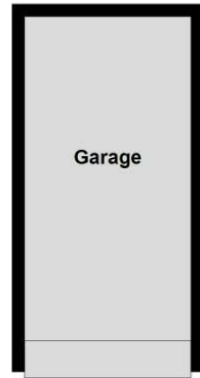


Entering into the hallway that benefits from built in storage and a downstairs WC, there is access into the lounge, kitchen and stairs to the first floor. The open plan kitchen, dining family room offers a perfect space for entertaining family and friends and also has a separate utility room. The bespoke kitchen area has a range of high quality mechanically operated soft close units and a range of integrated appliances including a double oven, gas hob, extractor fan, dishwasher and a fridge-freezer.

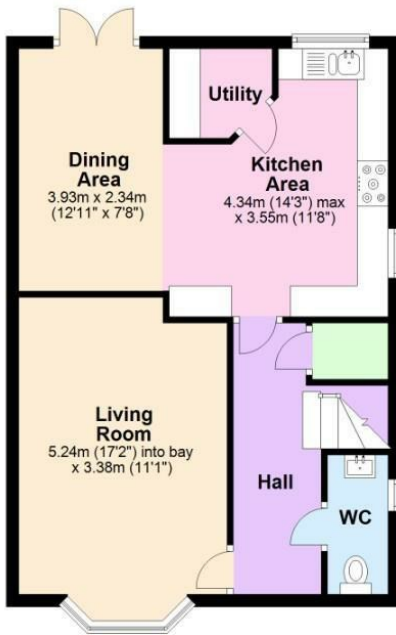
To the first floor there are four well proportioned bedrooms that all feature built in wardrobes and there is a three piece family bathroom consisting a bath with shower overhead, WC and wash basin. The main bedroom features a Juliette balcony and also benefits from an en-suite shower room.

To the rear of the property there is an enclosed garden with a decking that runs the width of the property, lawn and fenced boundaries.

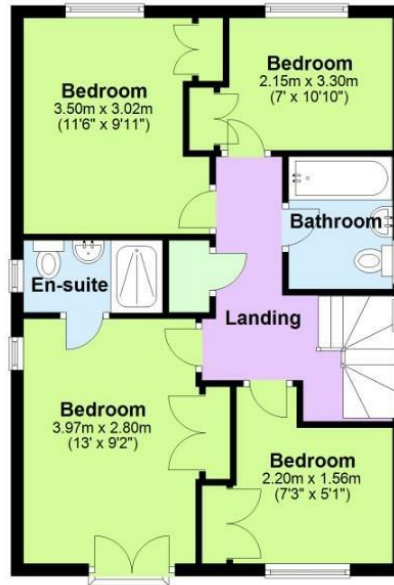
Ground Floor
Approx. 53.2 sq. metres (572.3 sq. feet)



Garage



First Floor
Approx. 53.0 sq. metres (570.0 sq. feet)



Total area: approx. 106.1 sq. metres (1142.2 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) A		
(81-91) B		86
(69-80) C	76	
(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

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