



30 Linford Crescent

| LE67 9SP | Guide Price £220,000

**ROYSTON
& LUND**

- Guide Price of £220,000- £230,000
- Driveway & Garage
- Modern Kitchen
- Ideal Downsize
- Council Tax Band C
- Two Bedroom Semi-Detached Bungalow
- Good Transport Links From The M1
- Immaculately Presented Throughout
- Freehold
- EPC Rating D





Guide price of £220,000-£230,000. Royston and Lund are pleased to bring to the market this conveniently located and immaculately presented two bedroom semi-detached bungalow in Markfield. The property is ideally located for easy access to the A50 and M1 motorway and is finished to a high standard throughout. There is ample off-street parking and a detached single garage at the rear.

Entering through the porch there is access into the lounge that benefits from a fireplace with free-standing electric stove. The kitchen has space for bar stools, a range of free standing appliances and a built in pantry. There are two well proportioned bedrooms and a modern shower room consisting of a corner shower, WC and wash basin.

Towards the rear of the property there is an enclosed low maintenance garden with a gravelled and paved area, a summer house and greenhouse.



Total area: approx. 53.2 sq. metres (573.1 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	68	
(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

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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