



102 Station Road

| LE67 6JJ | Offers In The Region Of £475,000

ROYSTON
& LUND

- Offers in the Region of £475,000 *NO CHAIN*
- Countryside Location
- Two Reception Rooms + Conservatory
- Four Bedrooms Over The First & Second Floor
- Freehold - EPC Rating D
- Traditional Style Semi-Detached House
- Modern Kitchen
- D/S WC - 2 En-Suites & Family Bathroom
- Generous Plot With Large Garden & Driveway
- Council Tax Band C





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Royston & Lund are pleased to present this traditional style semi-detached house situated within a countryside location in Ibstock. The property is within easy reach of excellent amenities including great schooling, local pubs, commuting links and lovely walks along the River Sense.

Upon entering the property you are greeted by a spacious hallway which includes a built-in storage cupboard as well as access to the accommodation throughout including a ground floor WC and a plant room which holds the HWC and the boiler. The property benefits from two nicely-sized reception rooms as well as a conservatory to the rear. Lastly, to the ground floor there is a modern kitchen which includes a range of units providing ample storage and integrated appliances.

To the first floor there are three double bedrooms. One of the bedrooms benefits from a stylish en-suite shower room/WC whilst the other bedrooms are complemented by the family bathroom. The family bathroom consists of a luxury four piece white suite including a bath, shower, wash basin and WC. The top floor holds another double bedroom including built-in wardrobes, a dressing area with shelving and an en-suite WC.

Outside, to the front there is a large stone driveway which provides off-street parking for multiple cars. There is a secondary front door which does lead to a useful storage room which could potentially act as a gym depending on personal configuration. To the rear there is a larger than average L-shaped garden. The garden includes a well-maintained lawn space, stunning patio area which is ideal for garden furniture and a summer house. The summer house includes electricity throughout and provides versatility as it could be used as a games room/office or a guest house.





EPC

Energy Efficiency Rating

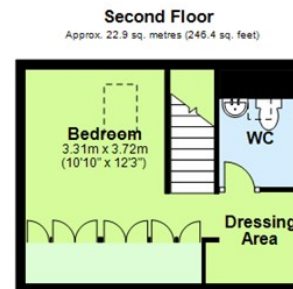
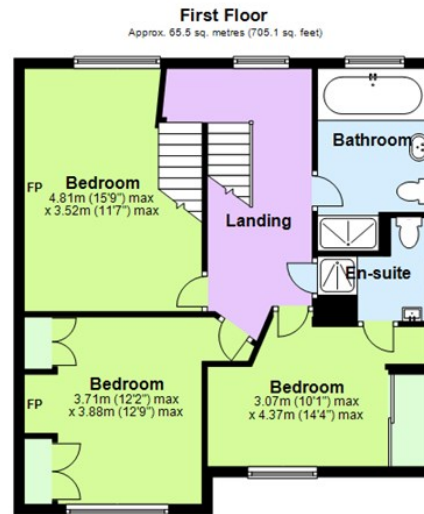
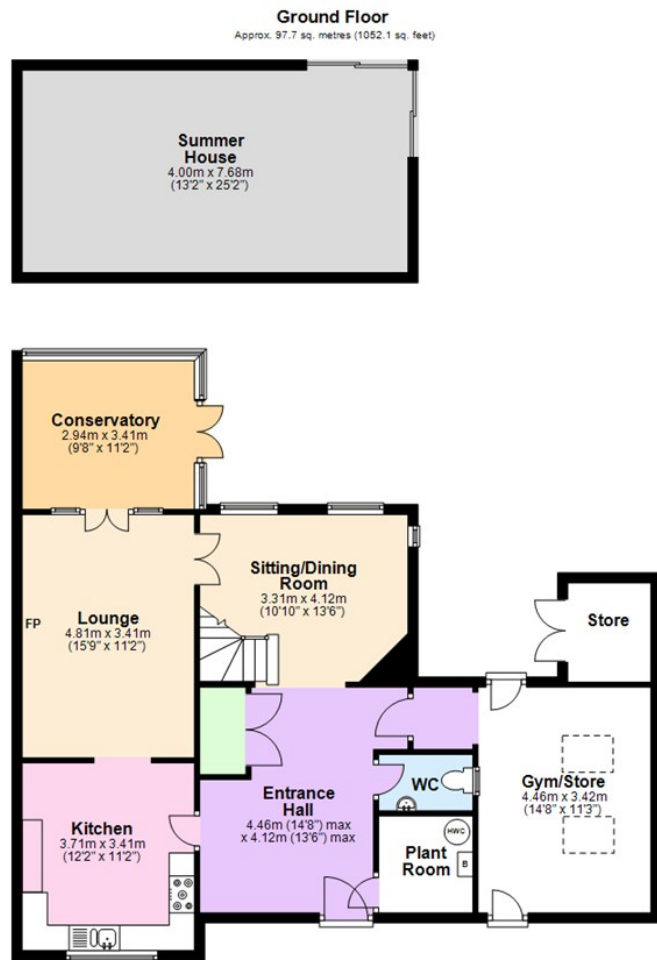
| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 63 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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



Total area: approx. 186.1 sq. metres (2003.6 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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