



21 Main Street

| DE11 8AE | Guide Price £415,000

ROYSTON
& LUND

- Guide Price £415,000 to £420,000
- Three/Four Bedrooms
- Detached Garage/Workshop
- Extended Kitchen/Diner with Utility Room
- EPC Rating C - Freehold
- Detached Family Home
- Ample Off Street Parking
- Two Reception Rooms
- Bathroom & Shower Room
- Council Tax Band E





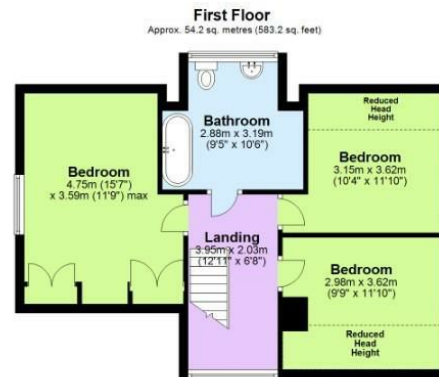
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Royston and Lund are delighted to bring to the market this beautifully presented three/four bedroom detached home in the village of Blackfordby. Set back from the road with off street parking to the front and a driveway that leads down the side to a detached garage/workshop. The village is conveniently situated for good access into Ashby de la Zouch and the A42.



Entering into the hallway there is access to both reception rooms, a ground floor bedroom/potential snug or study, a shower room, kitchen diner and stairs to the first floor. The lounge benefits from a log burner, fitted shutters and double doors that open into the garden room at the rear, while the living room benefits from a feature media wall. The extended kitchen diner has an integrated oven, hob, extractor fan, a dining area with bi-fold doors and a skylight and there is a utility room at the rear.

To the first floor there are three well proportioned bedrooms and a three piece family bathroom consisting of a freestanding bath, WC and wash basin. The main bedroom benefits from built in wardrobes. To the rear of the property there is a landscaped garden with a patio area, lawn, mature shrubs trees and fenced boundaries.



Total area: approx. 180.7 sq. metres (1944.6 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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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