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&L

17 Centenary Place

Measham | DE12 7FE | Guide Price £300,000

ROYSTON
& LUND

- Guide Price Range
£300,000 - £320,000
- Detached Family Home
- Modern Kitchen/Diner
- D/S WC - En-suite -
Family Bathroom
- Freehold - EPC Rating B
- Generous Plot
- Three Good-Sized
Bedrooms
- Lounge With Triple
Aspect Windows
- Driveway Leading To
Garage
- Council Tax Band D





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Royston & Lund are delighted to offer this modern detached family property which benefits from a corner plot location! It is situated within a quiet cul-de-sac and is surrounded by an array of amenities including scenic countryside, commuting links via the A42 and easy access to great schooling and shops.

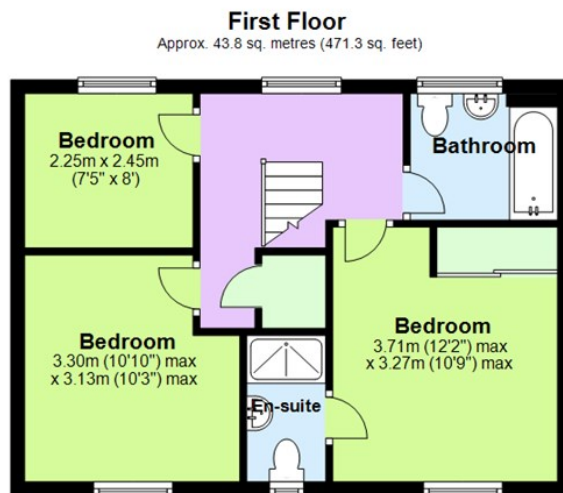
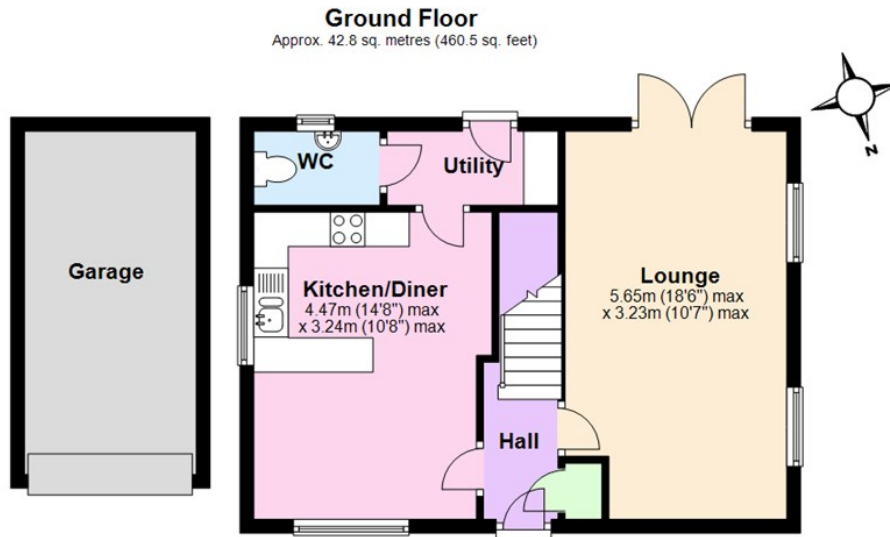
Upon entering the property you are greeted by the welcoming entrance hall which provides access to the accommodation on both floors. The lounge is a great sized reception room for the family and includes triple aspect windows flooding the room with natural lighting. The kitchen/diner is the heart of the home and benefits from a range of units and integrated appliances. Lastly, there is a separate utility room which houses the boiler and provides access to a convenient ground floor WC.

Ascending to the first floor there are three well-proportioned bedrooms; two doubles and a larger than average single. The main bedroom benefits from fitted wardrobe space and a modern en-suite shower room/WC. The other bedrooms are complemented by the stylish family bathroom which includes a three piece white suite consisting of a WC, wash basin and a bath with an overhead shower.

Outside, there is an enclosed rear garden, which is south facing, including an extended patio area and a lawn. To the right hand side of the house there is a tandem driveway leading to a garage which is attached to next doors garage.

Experience the serenity and adventure of living beside the National Forest, where every day is an invitation to immerse yourself in nature's wonders.





Total area: approx. 86.6 sq. metres (931.8 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.

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.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(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 (CO ₂) 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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