



Plot 7 Phase 2 , Willow Woods Close
| LE67 8AR | Offers In The Region Of £437,500

**ROYSTON
& LUND**

- Offers in The Region Of £437,500
- Three Bedrooms
- Bathroom & En-suite Shower Room
- Recently Built
- EPC Rating TBC
- Detached Bungalow
- Lounge & Kitchen/Diner
- Off Street Parking + Garage
- Freehold
- Council Tax Band TBC





Offers in the Region Of £437,500

Royston and Lund are delighted to bring to the market this three bedroom detached bungalow on a recently built street in Newbold Coleorton. Offered to the market with no upward chain, this home is ideal for someone looking to downsize and offers a blank canvas for you to create the living space exactly the way you want.

The property comprises a hallway, three good sized bedrooms, a lounge, kitchen diner and a three piece bathroom consisting of a bath, Wc and wash basin. Off the main bedroom there is an ensuite shower room. To the front there will be off street parking and a garage and to the rear there will be a private southwest facing garden.





EPC

Energy Efficiency Rating

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

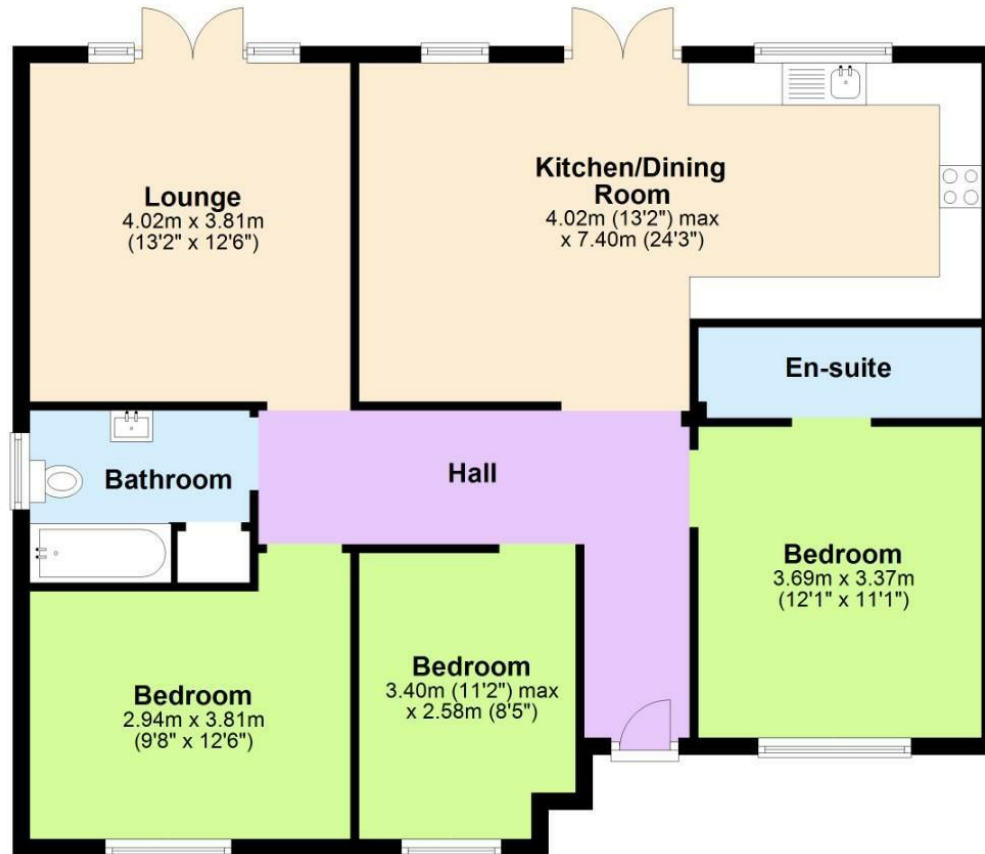
Environmental Impact (CO₂) Rating

	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

Ground Floor

Approx. 98.0 sq. metres (1054.6 sq. feet)



Total area: approx. 98.0 sq. metres (1054.6 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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