



Plot 7 Phase 2 , Willow Woods Close  
| LE67 8AR | Offers In The Region Of £425,000

**ROYSTON  
& LUND**



- Offers in the Region of £425,000
- Three Bedrooms
- Bathroom & En-suite Shower Room
- Good Sized Plot
- EPC Rating TBC
- Detached Bungalow
- Lounge & Kitchen/Diner
- Off Street Parking + Single Garage
- Freehold
- Council Tax Band TBC



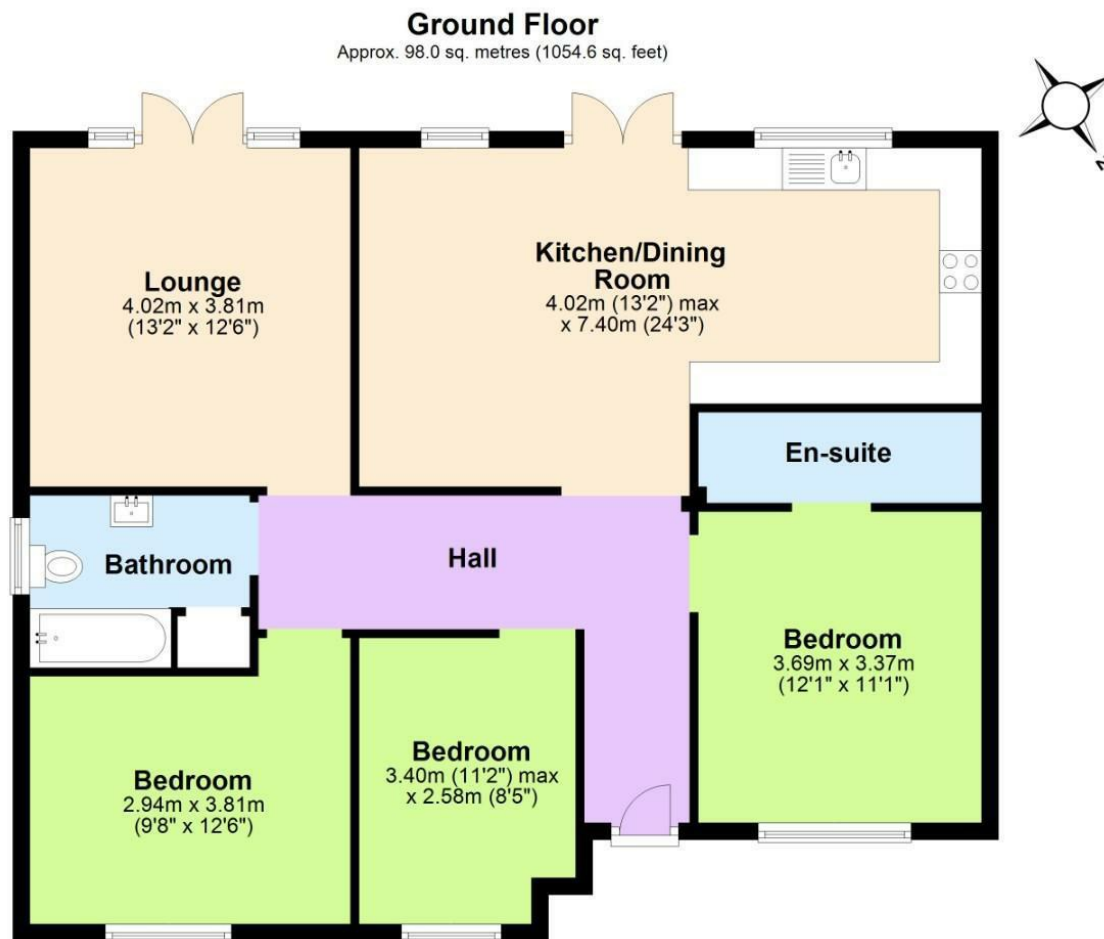


A three bedroom detached bungalow on a recently built street in Newbold Coleorton. Offered to the market with no upward chain, this home is ideal for someone looking to downsize and offers a blank canvas for you to create the living space exactly the way you want.

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 en-suite shower room. T

To the front there will be off street parking and a garage and to the rear there will be a private southwest facing garden.





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.



**EPC**

**Energy Efficiency Rating**

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

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**