



13 Devon Close

Moira | DE12 6HT | Guide Price £280,000

ROYSTON
& LUND

- Guide Price Range £280,000 - £290,000
- Cul-de-Sac Location
- Space For The Family Throughout
- Scope To Extend SSTP
- Freehold - EPC Rating D
- Link Detached Dormer Bungalow
- Three Bedrooms
- Driveway Leading To A Garage
- Amenities Nearby
- Council Tax Band C





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Royston & Lund are pleased to present this well-presented link detached dormer bungalow situated in Moira, Swadlincote. The property is located in a quiet residential cul-de-sac and sits on a generous plot with scope to extend subject to correct planning permissions. The amenities nearby include easy access to Ashby-de-la-Zouch, Hick's Lodge as well as excellent schooling nearby.



Entering through the porch door you are welcomed by a hallway which provides access into the accommodation including a ground floor WC. The hallway also includes a cupboard providing storage. The lounge is a nicely-sized reception room with the stairs to the first floor and a log burner. To the rear there is a modern kitchen/diner which includes a range of gloss units, integrated appliances and a separate utility room.

To the first floor there are three well-proportioned bedrooms. Two bedrooms feature ample storage. The bedrooms are complemented by the recently fitted bathroom which includes a bath with an overhead shower, WC and a wash basin.

Outside, to the front there is a double-width driveway leading to a garage. To the rear there is a garden area which includes various plants/shrubs, lawn and a patio area.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	62	
(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

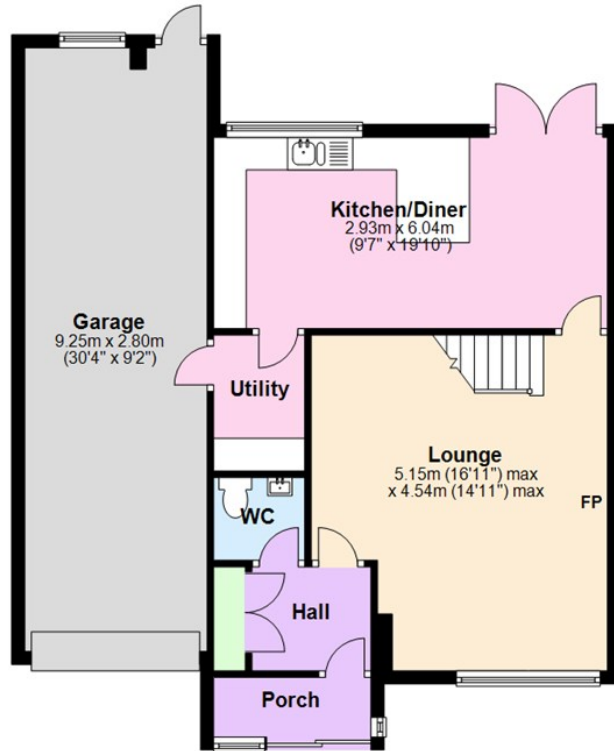
Environmental Impact (CO₂) Rating

	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

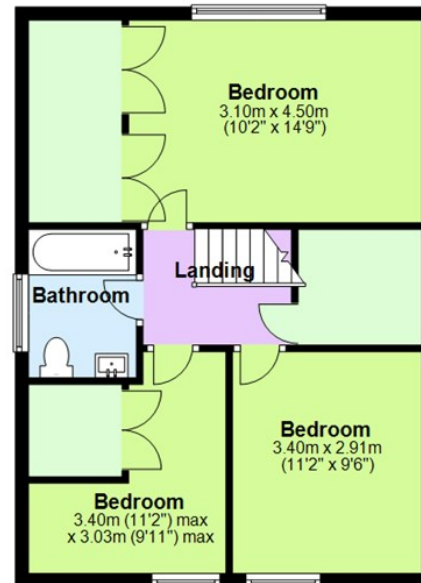
Ground Floor

Approx. 78.4 sq. metres (844.1 sq. feet)



First Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



Total area: approx. 129.6 sq. metres (1395.0 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.

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