



Plot 82 The Bellflower, Mary's Meadow Barnes Lane

| DE11 8GX | £285,000

**ROYSTON
& LUND**

- LEGAL FEES, STAMP DUTY PAID & CARPETS INCLUDED
- Three Bedroom Semi-Detached Home
- Family Bathroom and En-Suite to the Principle Bedroom
- Separate Lounge
- Good Size Garden
- Plot 82 - The Bellflower
- Ready November 2024
- Large Open Plan Kitchen/Diner
- French Doors to Rear Garden
- Contact The Office for An Appointment For Your Personal Tour





Mary's Meadow Development Layout

- Daisy 2 bedroom home
 - Pippa 3 bedroom home
 - Princess 3 bedroom home
 - Buttercup 3 bedroom home
 - Bellflower 3 bedroom home
 - Bluetell 3 bedroom home
 - Kingcup 3 bedroom home
 - Honeycuckoo 3 bedroom home
 - Clover 3 bedroom home
 - Frogglove 4 bedroom home
 - Gardenia 4 bedroom home
 - Cardinal 4 bedroom home
 - Shared Ownership
 - Affordable Housing Rented
 - BCP Bin Collection Point
 - P.R.O.W Public Rights Of Way
- Retaining Features:
Timber clangers added to gardens across the site



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*READY NOW *-

The Bellflower, a three bedroom semi-detached property, offers evenly proportioned living accommodation. Located in one of the prime locations on this modern development.

The property has a modern kitchen/diner to the rear with French doors leading into the garden, whilst a spacious lounge is flooded with light through three windows. There is also a downstairs WC.

Stairs lead to the first floor onto a spacious landing. The principle bedroom has an en suite shower room and there are two further bedrooms and family bathroom.

This home benefits from two parking spaces and an enclosed rear garden.

***This imagery viewpoint is within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image). Please enquire for further details. Floor plans depict the typical layout of this house. For the exact plot specification, details of external and internal dimensions, please contact us for further information ***

Disclaimer: Owl build some homes in brick, some we render some are part rendered – sales advisor will discuss individual plot





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		

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