

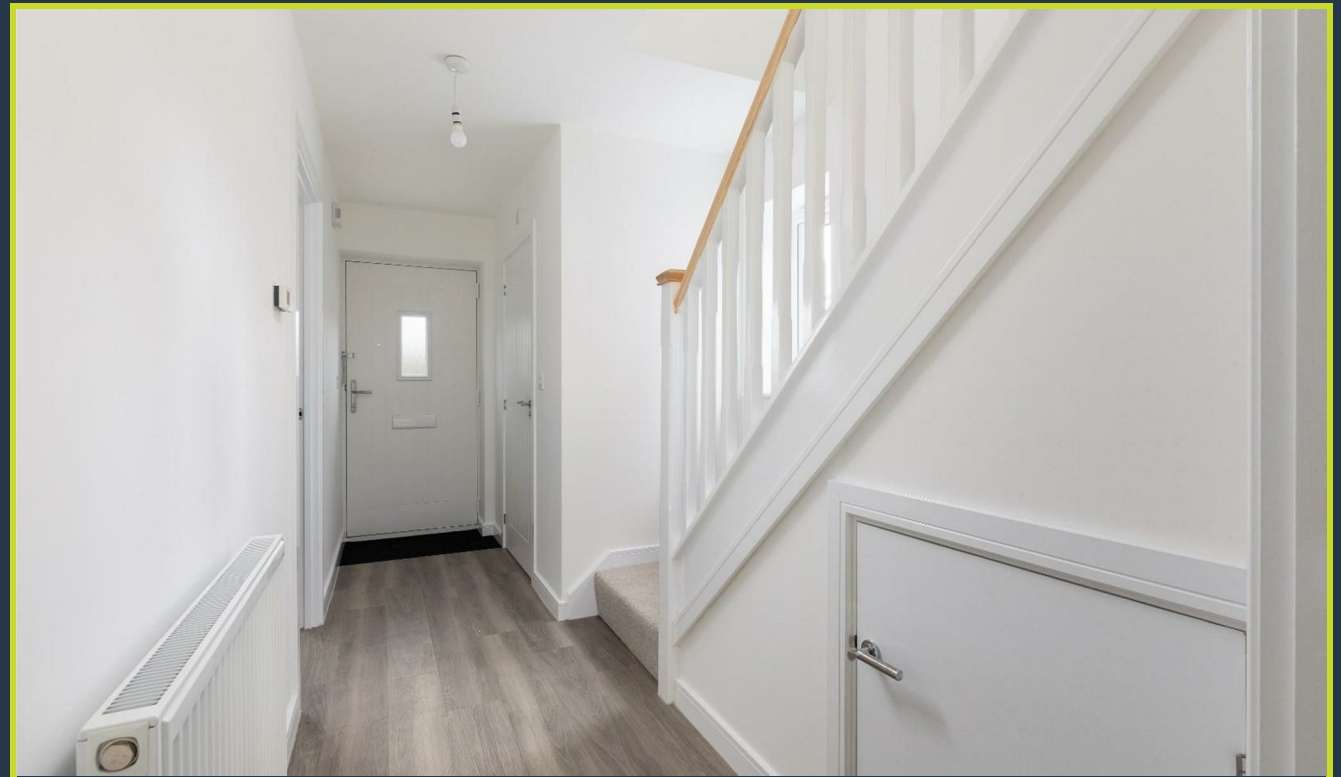


Mary's Meadow Plot 33 Primrose Barnes Lane

| DE11 8GX | Prices From £247,000

**ROYSTON
& LUND**

- Owl Homes- Mary's Meadow Plot 33-The Primrose Three Semi Detached
- Well proportioned bedrooms - En Suite To Principle Bedroom
- Lounge With French Doors
- Venetian blinds package to the whole house
- Contact The Office for An Appointment For Your Personal Tour
- Sought after position, towards the end of a shared drive
- Beautifully Appointed Kitchen With Integrated Appliances
- Opposite an aspect of greenery and trees
- Solid wood & roof tile canopy above front door entrance giving a cottage feel
- Freehold





This plot is ready now

In a prime location of the development it enjoys a Cul de Sac location, a sought after position, towards the end of a shared drive. The property offers has plenty of kerb appeal whilst the internal layout gives plenty of space for family living. A solid wood & roof tile canopy above front door entrance giving a cottage feel. 2.6m ceiling heights that give a feeling of space.

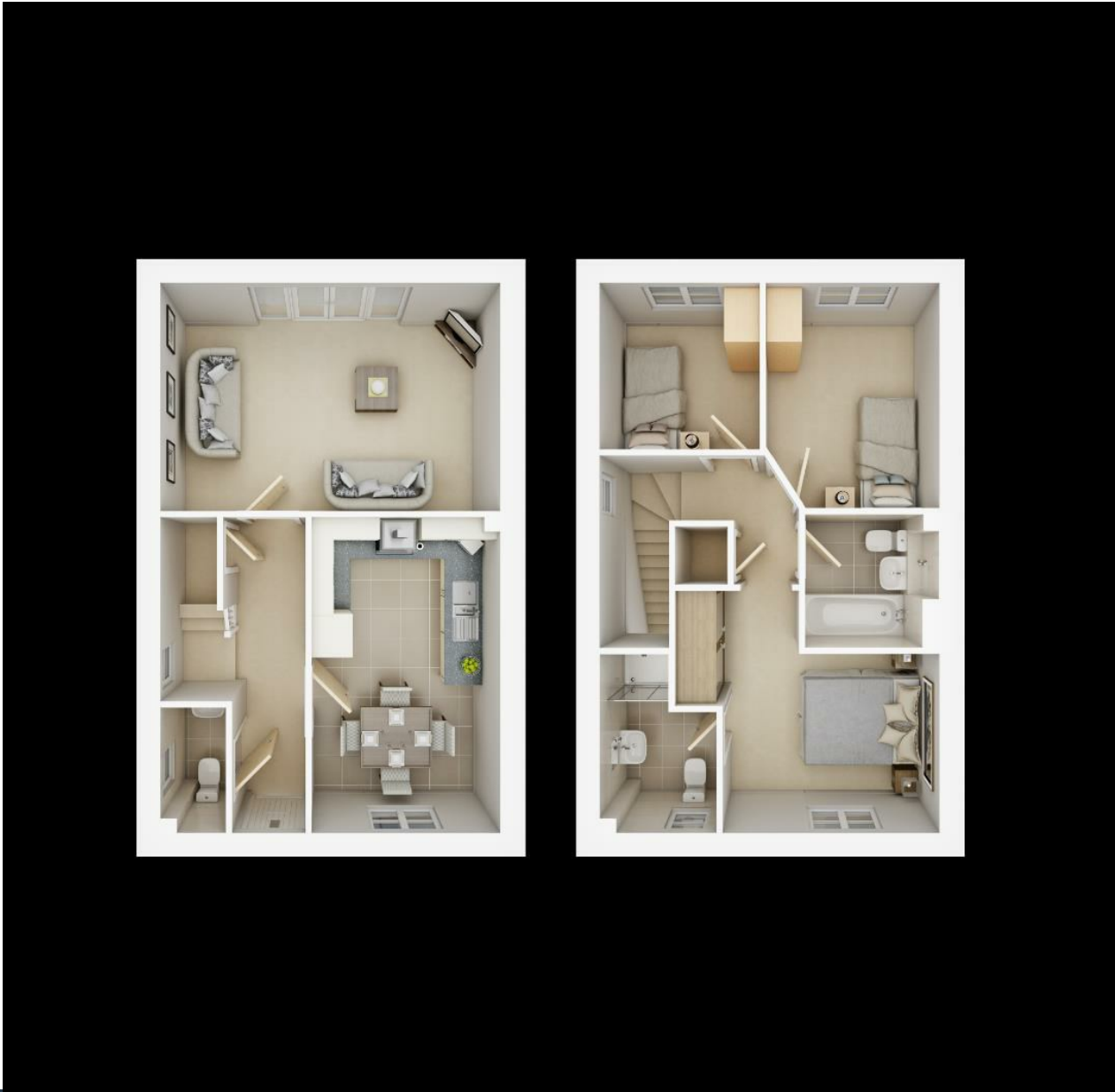
You enter the property into a welcoming entrance hall area with stairs to the first floor and the downstairs WC. The kitchen sits at the front of the home and you have a good sized lounge with French doors to the garden.

The First floor has a spacious landing. The landing and stair windows making this a bright light home. Also on the landing there is a storage cupboard The main principle suite benefits form an en-suite shower room, two further bedrooms and a family bathroom. The bathrooms have a Chrome edge finish to the wall tiling.

This home benefits from two parking spaces and an enclosed rear garden with a r and outside tap ear PIR security light and and an outside tap.

***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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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

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