



2 Lamplight Way

| DE11 9HA | Guide Price £375,000

**ROYSTON  
& LUND**



- Guide Price Range £375,000 - £395,000
- Four Generously Sized Bedrooms
- Modern Kitchen/Diner With A Separate Utility
- Low Maintenance Rear Garden
- Freehold - EPC Rating B
- Deatched Family Home In Castle Gresley
- Two Reception Rooms
- Downstairs WC - Ensuite - Family Bathroom
- Amenities Nearby
- Council Tax Band E





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Royston & Lund are delighted to present this stunning detached family home located in Castle Gresley. The village offers various local amenities, including shops, pubs, and primary schools, fostering a community-focused atmosphere. It is well-connected by the A444 and public transportation, making it accessible for residents and visitors.

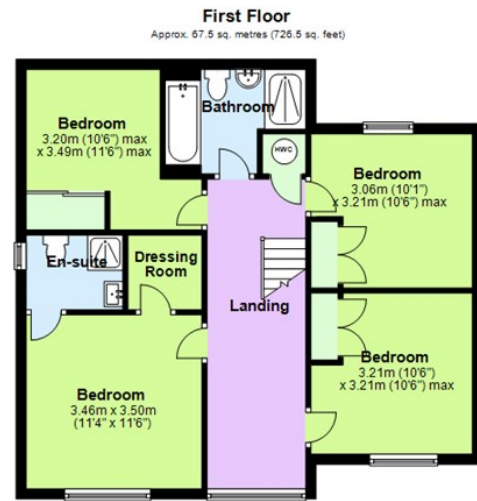
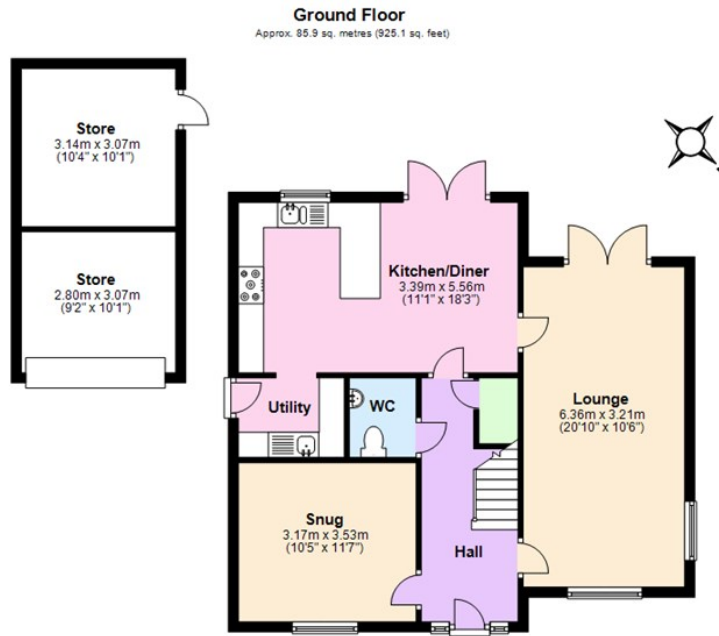
Upon entering the property you are greeted by the entrance hall which gives access to the property throughout. There is the benefit of a spacious lounge which includes triple aspect elevation, one of which being French doors into the rear garden. The second reception room offers versatility but currently acts as a snug. To the rear of the ground floor there is a modern family kitchen/diner which consists of a fully fitted units, integrated appliances and a separate utility room. Lastly, there is a ground floor WC.

To the first floor there are four generously sized bedrooms. The main bedroom is complemented by a dressing room with fitted shelving and an en-suite shower room/WC. The remaining three bedrooms benefit from the family bathroom which features a four piece white suite including a shower, bath, wash basin and a WC. One of the standout features to the property is the landing which comprises of large windows and a tall vaulted ceiling.

Outside, there is a landscaped rear garden. It is low maintenance throughout and benefits from a patio space and artificial lawn. To the left hand side of the property there is a tandem driveway which leads to a former detached garage which is now configured as two storage rooms. There is the possibility of reverting this back to its previous design.







Total area: approx. 153.4 sq. metres (1651.6 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>		<b>93</b>
(81-91) <b>B</b>	<b>84</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.

