



15 Canal Street

Oakthorpe | DE12 7RD | Offers In The Region Of £325,000

**ROYSTON
& LUND**

- NO UPWARD CHAIN
- Open Plan Kitchen/Diner
- Bathroom & Ensuite + Downstairs WC
- Quiet Countryside Location
- EPC Rating B
- Detached Three Bedroom Family Home
- Lounge + Study/Snug Area
- Off Street Parking or Potential For Garage
- Freehold
- Council Tax Band C





Finished to a high standard, this three bedroom detached property sits towards the end of quiet country lane and has a area of land to the side that will either be a driveway or the option to have a garage - This can be arranged with the owner when the completion of the surrounding land is done.



Entering into the hallway there is access into the sitting room, kitchen diner and stairs to the first floor. The kitchen area benefits from a range of integrated appliances including an oven, hob, extractor fan and a dishwasher with space for a freestanding fridge/freezer and there is a downstairs WC/Utility that has space for a washer & dryer. From the dining area there is an opening into a lounge that has double doors that open up into the rear garden.

To the first floor there are three bedrooms that all have built in wardrobes and there is a four piece bathroom consisting of a bath, shower, WC and wash basin. The main bedroom also benefits from an en-suite shower room and has built in storage with one housing the air source heat pump system.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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 (CO ₂) 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	

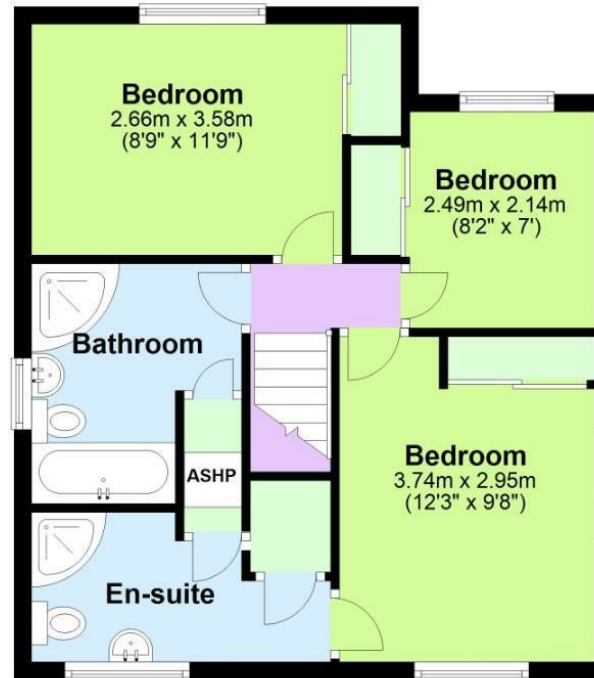
Ground Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



Total area: approx. 90.7 sq. metres (976.7 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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