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&L

2 Church Street

| DE12 7PY | Guide Price £375,000

ROYSTON  
& LUND



- Guide Price £375,000 to £400,000
- Four Bedrooms, The Principle Bedroom has an En-Suite.
- Kitchen + Utility Room
- Family Bathroom
- EPC Rating E, Freehold
- Extended Semi-Detached Home
- Lounge + Sitting Room + Dining Area
- Two Storey Extension To The Rear
- Off Street Parking for Several Cars
- Council Tax Band A







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Royston and Lund are delighted to bring to the market this extended four bedroom semi-detached home in Donisthorpe. The current owners have completely refurbished the property throughout and there is a two storey extension at the rear that make way for extra living space and a main bedroom with dressing area and ensuite. Situated just down the road from Donisthorpe Woodland Park and with fantastic transport links for the A42.



The main entrance is to the side with a porch that leads to both the lounge and the dining area. The ground floor has two reception rooms with a kitchen diner that has a separate utility room. The dining area benefits from a log burner and the kitchen has space for a range of freestanding appliances.

To the first floor there are two double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom is towards the rear of the property and has dual aspect windows to the front and rear, a dressing area with built in wardrobes and a three piece en-suite consisting of a shower, WC and wash basin. To the second floor there are two further double bedrooms.

At the front of the property there is off street parking for several vehicles and to the rear there is a lawned garden with a decked area, mature shrubs and fenced/hedged boundaries.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</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

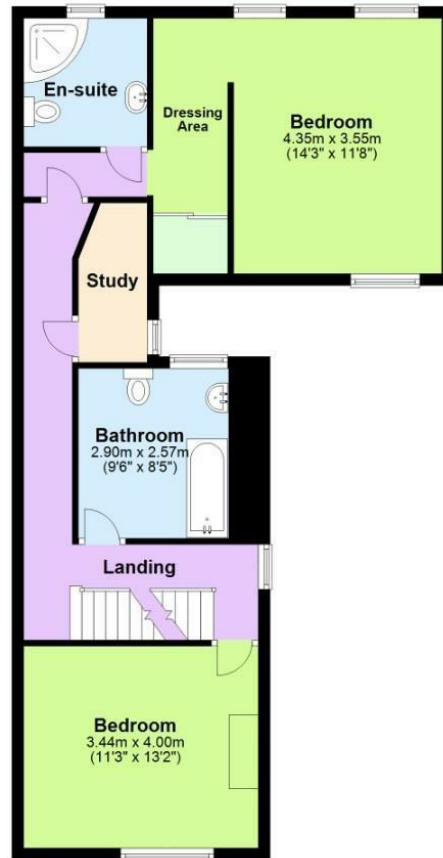
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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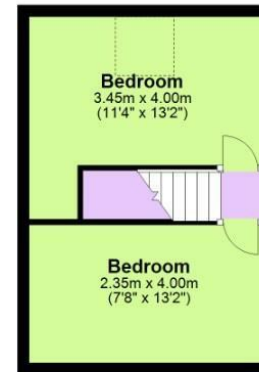
**Ground Floor**  
Approx. 70.3 sq. metres (756.7 sq. feet)



**First Floor**  
Approx. 67.1 sq. metres (722.3 sq. feet)



**Second Floor**  
Approx. 23.6 sq. metres (253.8 sq. feet)



Total area: approx. 161.0 sq. metres (1732.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**