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12 Blackthorn Way

| DE12 7ND | Guide Price £280,000 - £290,000

ROYSTON
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- Guide Price Range £280,000 - £290,000
- Three Generously Sized Bedrooms
- Fully Fitted Kitchen
- Generous Plot
- Freehold - EPC Rating D
- Detached Family Home In Measham
- Two Reception Rooms
- Downstairs WC - Ensuite - Family Bathroom
- Amenities Nearby
- Council Tax Band D





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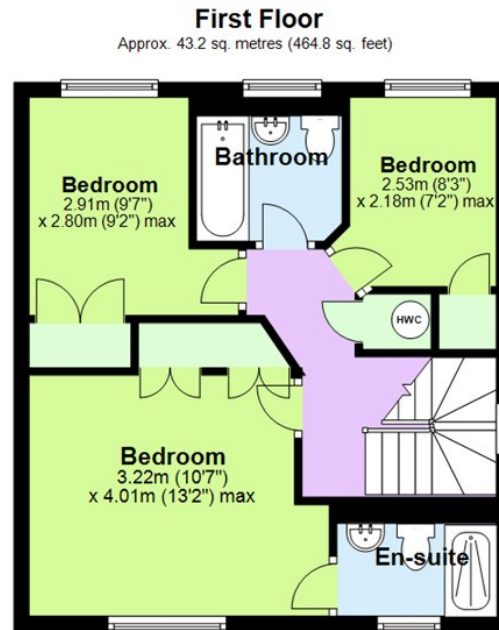
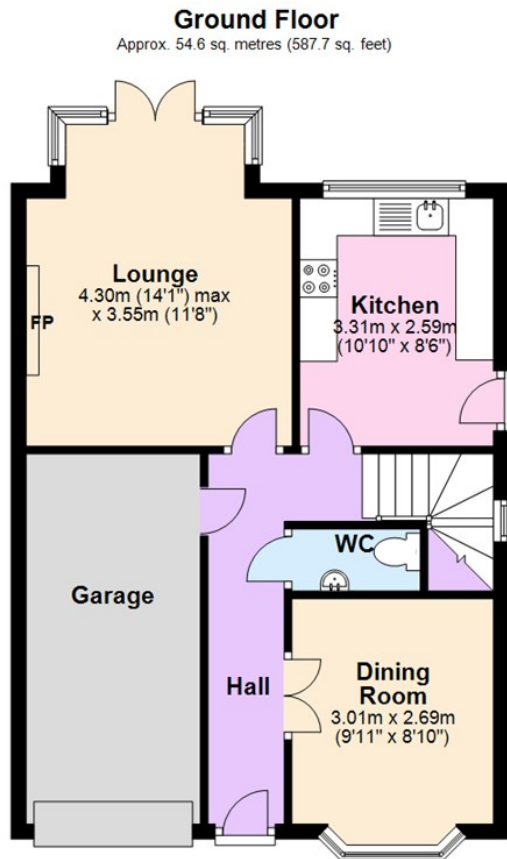
Royston & Lund are pleased to present this well-presented detached family home in Measham. Measham offers a range of amenities, walking trails and community events. It is located near major transport links, including the M42 motorway which provides easy access to nearby cities like Birmingham, Nottingham and Leicester.

The property benefits from an L-shaped entrance hall which provides access to the accommodation throughout including access to a ground floor WC and an integral door to the garage. There are the benefit of two reception rooms; the lounge to the rear with French doors and the dining room with a front facing window which floods the room with natural light. Lastly, the kitchen includes a range of units and a side door to outside.

To the first floor there are three generously sized bedrooms. All bedrooms benefit from built-in storage/wardrobes. The main bedroom benefits from the en-suite shower room/WC. The remaining bedrooms are complemented by the family bathroom which features a three piece suite including a bath, wash basin and a WC.

Outside, to the front there is a off-street parking for multiple vehicles. To the rear there is a larger than average, well-maintained garden which includes various plants/shrubs and a patio area which is ideal for garden furniture and BBQs.





Total area: approx. 97.8 sq. metres (1052.4 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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		55	
(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	

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