



2 Flora Lane

Measham | DE12 7SE | Asking Price £380,000

ROYSTON
& LUND

- Detached Family Home With No Upward Chain
- Corner Plot - Double Driveway & Single Garage
- Open Plan Kitchen/Dining/Snug
- Four Piece Bathroom + En-Suite
- EPC Rating B - Freehold
- Four Double Bedrooms
- Two Bay Fronted Reception Rooms
- Utility Room + DS/WC
- Immaculately Presented Throughout
- Council Tax Band E





IDEAL FAMILY HOME WITH NO UPWARD CHAIN

Royston and Lund are delighted to bring to the market this immaculately presented four double bedroom family home in Measham. The property sits on a corner plot with off street parking for two vehicles, as well as a detached single garage. Situated for convenient access to the A42, Ashby-de-la-Zouch and Tamworth.

Entering into the hallway that benefits from built in storage and a downstairs WC, there is access to both reception rooms, kitchen and stairs to the first floor. Both the lounge and sitting room benefit from bay windows, while the kitchen area has a range of fully integrated appliances including a double oven, hob, extractor fan, dishwasher, fridge/freezer and a separate utility room. The dining room features bi-fold doors onto the rear patio, as well as an opening into a snug area.

To the first floor there are four well proportioned double bedrooms and a four piece family bathroom consisting of a bath, shower, WC and wash basin. There are built in wardrobes to bedrooms one and two, while the main bedroom also benefits from an en-suite shower room.

To the rear of the property there is a landscaped garden with a patio area, lawn, mature shrubs and walled/fenced boundaries. From the garden there are steps that lead towards the gate that allows access to the parking area.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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		

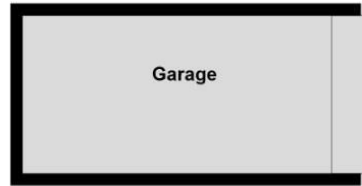
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

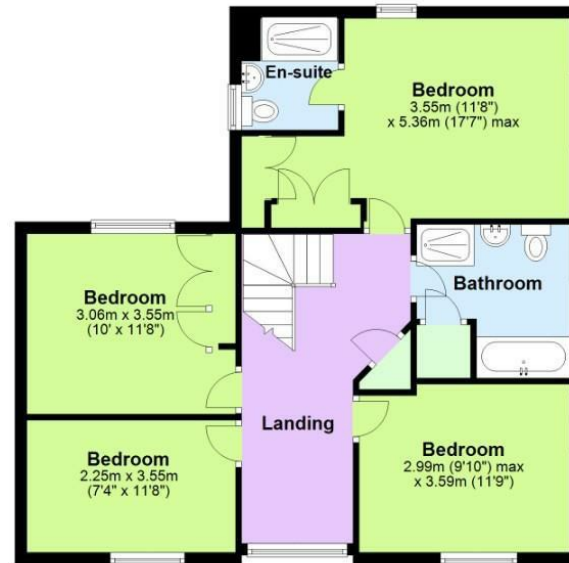
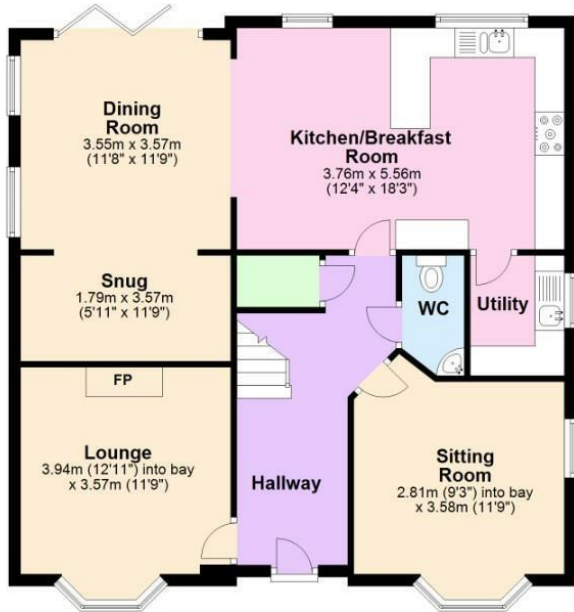
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor
Approx. 84.3 sq. metres (907.1 sq. feet)



First Floor
Approx. 69.8 sq. metres (751.8 sq. feet)



Total area: approx. 154.1 sq. metres (1658.9 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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