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10 Briton Lodge Close

Moira | DE12 6DD | Guide Price £350,000

ROYSTON  
& LUND

- Guide Price of £350,000 - £375,000
- Three Bedrooms
- Driveway & Garage
- En-Suite to Main Bedroom
- EPC rating TBC - Freehold
- Detached Family Home
- Single Storey Rear Extended
- South Facing Rear Garden
- Fully Integrated Kitchen
- Council Tax Band C





Guide Price of £350,000 - £375,000

Royston and Lund are pleased to market this immaculately presented three bedroom detached family home in Moira. Extended to the rear, featuring bi-fold doors across the width of the property, this wonderful home is ready to move into and is located within easy commute of Ashby, Leicester, Derby, Nottingham & Birmingham.

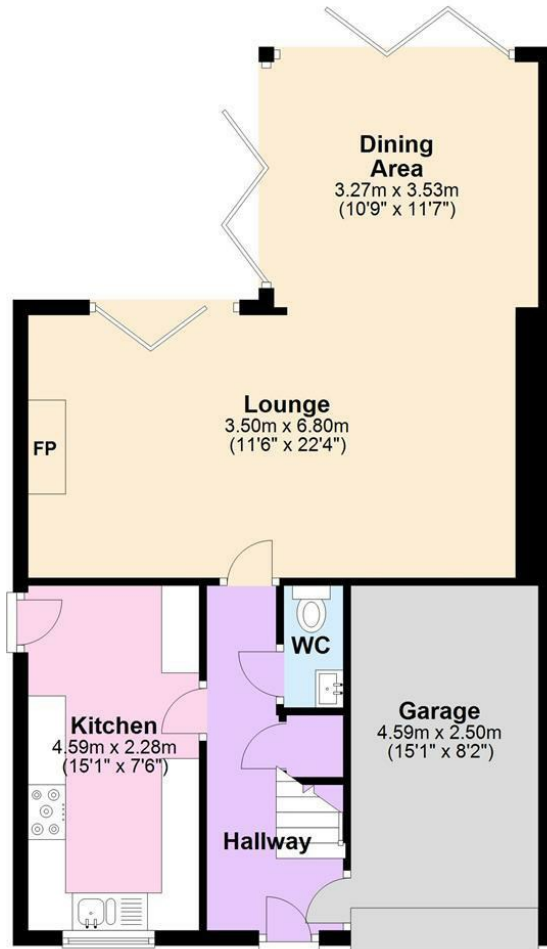
Entering into the hallway that benefits from a downstairs WC and built in storage, we have access into the lounge, kitchen, garage and stairs to the first floor. The lounge/Diner is a generous L-shaped room with a log burner and bi-folds off the lounge area and dual aspect bi-fold doors around the dining area, as well as skylights overhead. The kitchen benefits from a range of integrated appliances including a double oven, gas hob and extractor fan.

To the first floor there are two well proportioned double bedrooms, a single bedroom with built in storage over the stairs and a three piece bathroom consisting of bath with shower attachment, WC and wash basin. The main bedroom also benefits from built in mirrored wardrobes and an en-suite shower room.

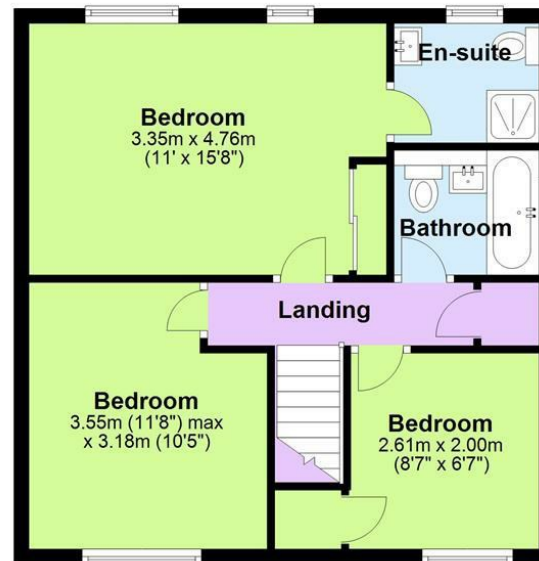
To the front of the property there is off street parking for two vehicles, an integral garage and secure gated the side of the property. To the rear there is a south facing block paved patio area, lawn and fenced boundaries.



**Ground Floor**  
Approx. 67.6 sq. metres (727.1 sq. feet)



**First Floor**  
Approx. 47.6 sq. metres (511.8 sq. feet)



Total area: approx. 115.1 sq. metres (1239.0 sq. feet)



**EPC**

| Energy Efficiency Rating  |  | Current                 | Potential           |
|---|--|-------------------------|---------------------|
| Very energy efficient - lower running costs                     |  |                         |                     |
| (92 plus) <b>A</b>  |  |                         | <b>74</b> <b>84</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 energy efficient - higher running costs                     |  |                         |                     |
| <b>England &amp; Wales</b>                                      |  | 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 |  |                         |                     |
| <b>England &amp; Wales</b>                                      |  | 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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