

SUPERIOR HOMES

ROYSTON & LUND



1 Queen Street

| LE67 9WB

Offers In The Region Of £550,000

Charming 3-Bedroom Detached Bungalow with Double Garage and Enchanting Garden

Nestled in a serene neighbourhood, this property offers a peaceful retreat with easy access to local amenities and transport links.

This spacious home features a bright and airy living room, perfect for relaxing and entertaining guests. The separate dining room is ideal for family meals and dinner parties, providing a formal yet cosy dining experience. The modern kitchen comes fully equipped and includes an adjacent utility area, offering convenience and ample storage space.

The luxurious master suite features an en-suite bathroom, ensuring privacy and comfort. Two additional well-proportioned bedrooms can accommodate family, guests, or be transformed into office spaces.

A spacious double garage provides secure parking and additional storage options. The stunning, well-maintained garden is perfect for outdoor activities, gardening, and enjoying nature. Additionally, the property boasts a beautiful conservatory, providing a space to relax and enjoy the garden views year-round.

This charming bungalow is an ideal home for families, professionals, or retirees seeking a comfortable and stylish living environment. Don't miss the opportunity to make this beautiful property your new home.





- Offers In The Region Of £550,000
- Detached 3 bedroom bungalow
- Spacious Double Garage
- Well-Maintained Garden
- Easy Access To Local Amenities And Transport Links
- Immaculately Presented Throughout
- Private Driveway
- Freehold
- Council Tax Band E
- EPC Rating D





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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.

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 for 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 PlanIt.

Total area: approx. 190.4 sq. metres (2049.0 sq. feet)



Ground Floor



| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | (92 plus) A |
| | (81-91) B |
| | (69-80) C |
| | (55-68) D |
| | (39-54) E |
| | (21-38) F |
| | (1-20) G |
| Not energy efficient - higher running costs | |
| Current | 68 |
| Potential | 79 |

| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very environmentally friendly - lower CO2 emissions | (92 plus) A |
| | (81-91) B |
| | (69-80) C |
| | (55-68) D |
| | (39-54) E |
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| Potential | |

EPC

