



15 Wheatlands

Midway | DE11 0XN | Offers In The Region Of £200,000

**ROYSTON  
& LUND**

- Offers In The Region of £200,000 - £210,000
- Three Generously Sized Bedrooms
- Modern Kitchen/Diner
- Bathroom With A Three Piece Suite
- Freehold - EPC Rating C
- Charming Semi-Detached House In Midway
- Spacious Lounge
- Conservatory With French Doors
- Driveway - Rear Garden
- Council Tax Band B





Offers In The Region of £200,000 - £210,000

Royston & Lund are pleased to present this charming semi-detached house located in the peaceful cul-de-sac of Midway. This lovely property boasts a spacious 850 sq ft of living space, perfect for a small family or those looking for a cosy home. Midway offers amenities such as local shops, schools, and healthcare services. Residents enjoy parks, sports facilities, and good public transport links, fostering a vibrant and connected community.

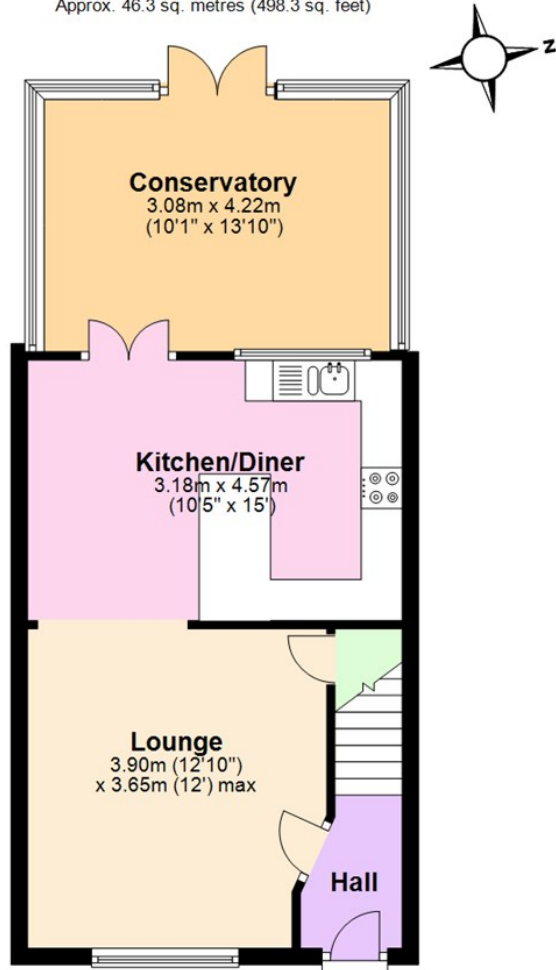


Upon entering, you are greeted by the hallway which provides access to the accommodation which includes a spacious lounge and a modern kitchen/diner. The kitchen includes a range of modern units and integrated appliances. One of the highlights of this property is the conservatory at the rear, allowing you to enjoy the beauty of the outdoors all year round.

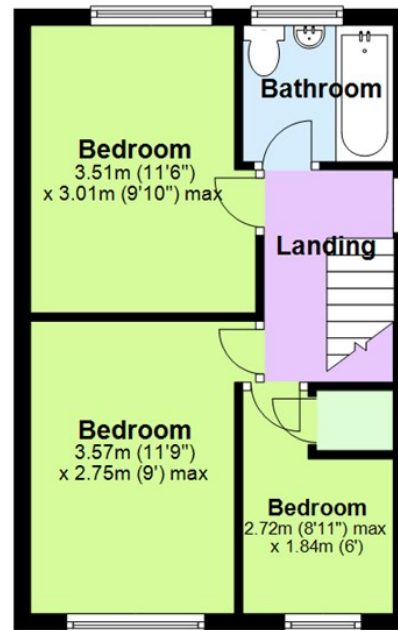
With three inviting bedrooms, there is ample space for a growing family. The bathroom provides convenience and comfort as it features a three piece white suite.

Outside, the driveway can accommodate up to three cars, providing convenient parking for you and your visitors. To the rear there is a good-sized garden which features fenced boundaries, lawn and a patio space.

**Ground Floor**  
Approx. 46.3 sq. metres (498.3 sq. feet)



**First Floor**  
Approx. 32.7 sq. metres (352.0 sq. feet)



**Total area: approx. 79.0 sq. metres (850.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</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		

**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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

**ROYSTON & LUND**