

SUPERIOR HOMES

ROYSTON & LUND



R

60 Priory Close

| DE73 8LF

Guide Price £650,000

This outstanding high specification detached family home situated at the end of a cul-de-sac with a breath-taking open aspect to the front. The driveway is a fantastic size and completely block paved and this leads to a detached double garage.

On entering the home you are greeted by a good sized entrance hall with luxurious Karndean flooring and this continues throughout the ground floor. Moving to the rear of the home you have a spacious family kitchen with space for a table and comfortable seating to enjoy that family time and also a great entertaining space with Bifold doors to the rear garden. The kitchen is pure quality with integrated Neff appliances and wine fridge with upgraded waterfall edge granite worktop and a generous utility area with space for appliances. To the front of the home is a cosy lounge with log burner for those cosy evenings and in addition is a further reception room to the front which could be used as a dining room or further sitting room/snug, both of these rooms have luxury carpet fitted.

To the first floor is a wrap around landing with a window to take in the open aspect to the front elevation. There are four good sized double bedrooms all with tasteful fitted wardrobes with the principle having en-suite shower room. In addition there is a beautifully fitted family bathroom.

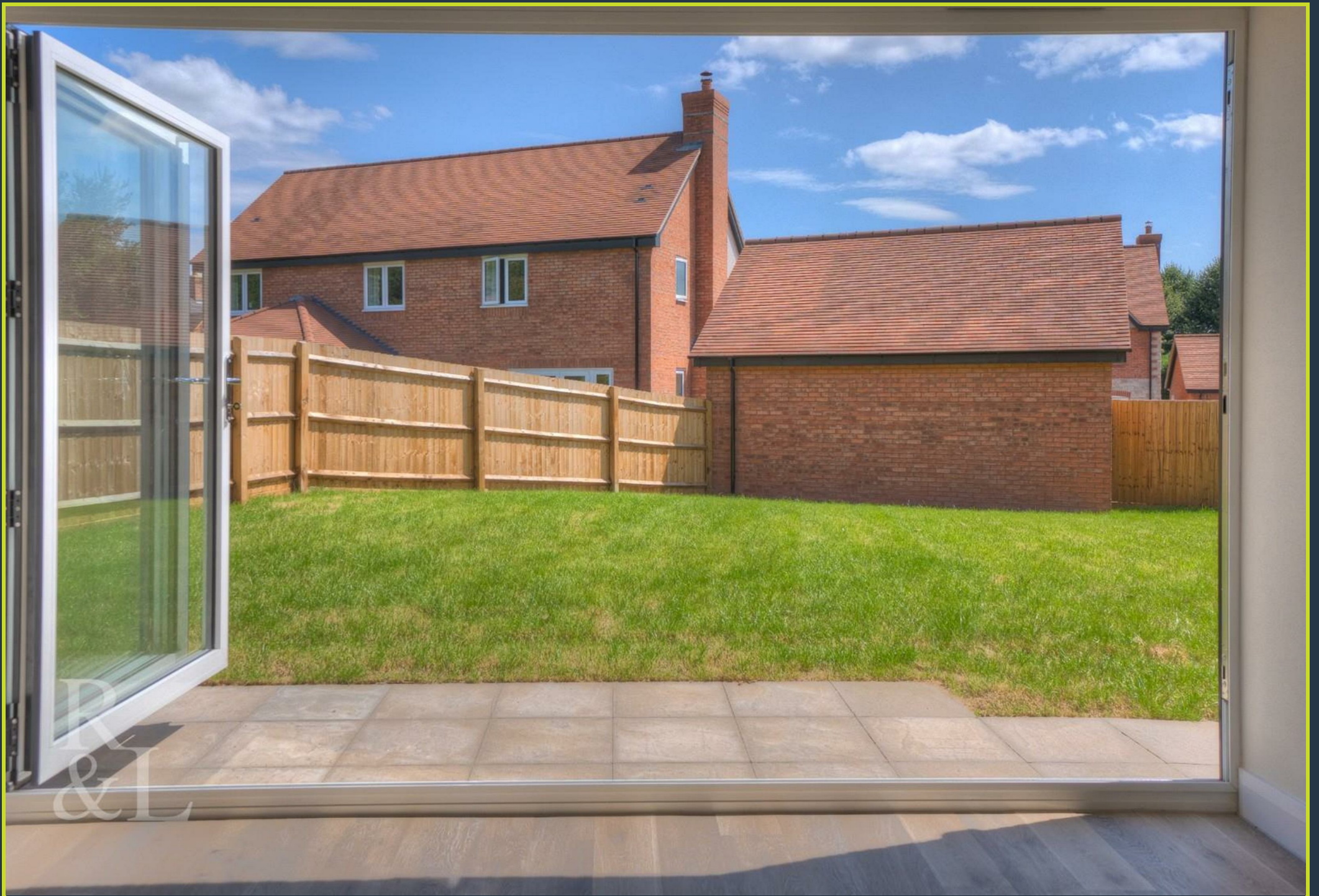
The home sits on a good sized plot and the quaint village of Breedon-on-the-Hill is a beautiful village with good access to road network links to Nottingham, Derby, Leicester and Birmingham.





- Guide Price of £650,000 to £675,000
- New Build With NHBC Guarantee
- Four Bedrooms
- Open Views To The Front Aspect
- Double Garage, Large Driveway For Multiple Vehicles
- Large Garden
- Village Location
- Council Tax Band F
- Freehold- EPC Rating C









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The attractive conservation village of Breedon on the Hill is on the edge of the National Forest. The village offers a Post Office, shop, two public houses and the recently opened Breedon Priory Spa. A greater range of services can be found in the nearest market town of Melbourne and Ashby de la Zouch.



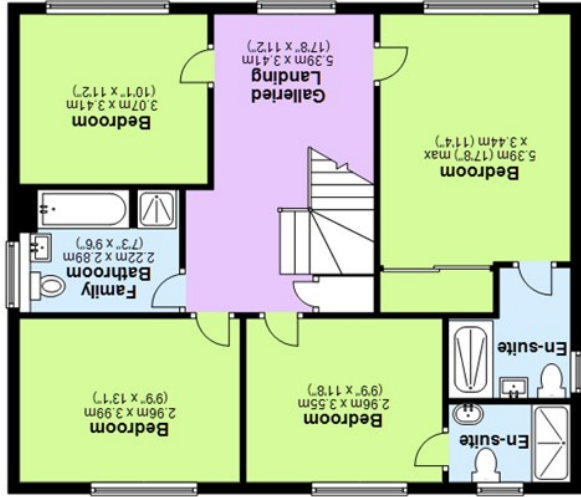
The area is well served with major roads including the A42/M423 M1 and A50. East Midlands Airport and East Midlands Parkway Station serving Kings Cross is within easy reach. A network of foot paths lead from the village and Staunton Harold Reservoir is nearby providing fishing and sailing. There is a good choice of schools locally including a primary school in the village.



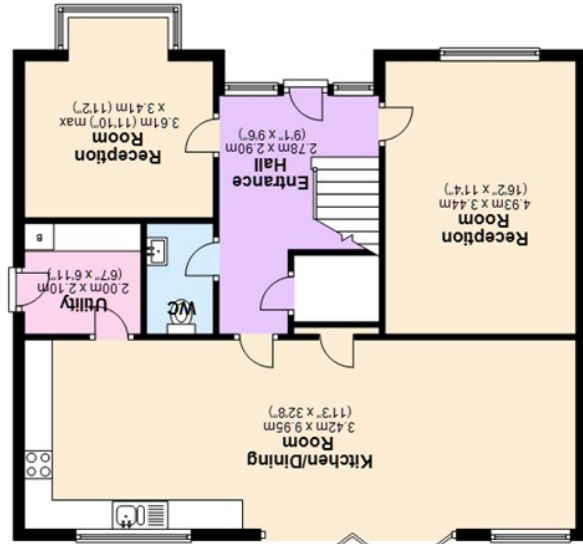
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 features 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 'Arch'. Plus figures, approx. 37.5 sq. metres (401.4 sq. feet)

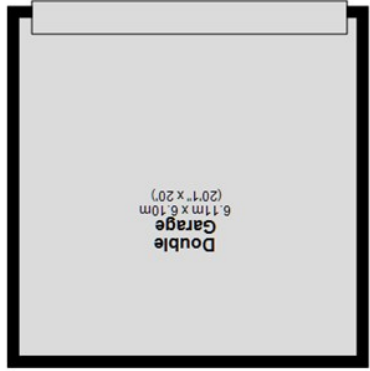
Main area: Approx. 166.8 sq. metres (1795.2 sq. feet)



Approx. 84.0 sq. metres (904.2 sq. feet)



Main area: approx. 82.8 sq. metres (891.0 sq. feet)
Plus figures: approx. 27.2 sq. metres (292.4 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20) G	(21-38) F	(1-20) G	(21-38) F
(39-54) E	(55-68) D	(39-54) E	(55-68) D
(69-80) C	(81-91) B	(69-80) C	(81-91) B
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
76	85		

EPC

