



Mary's Meadow plot 71, The Clover Barnes Lane

| DE11 8GX | Asking Price £340,000

**ROYSTON  
& LUND**



- Plot 71 - The Clover
- Three Double Bedrooms - Two with En-Suite Bathrooms
- Beautifully Appointed Kitchen with Integrated Appliances
- Lovely Cul-de-Sac Location
- Generous Garden
- Three Bedroom Detached Family Home
- Family Bathroom + Downstairs Cloakroom
- French Doors From the Kitchen into the Garden
- Integrated Single Garage with Two Further Parking Spaces
- Contact the Office for an Appointment for your Personal Tour

**UP TO 100%  
PART EXCHANGE  
AVAILABLE ON  
THIS HOME**

**SAVE THOUSANDS  
ON ESTATE  
AGENTS FEES WITH  
OUR ASSISTED  
MOVE SCHEME**



### Development Layout

- Daisy 2 bedroom home
- Poppy 3 bedroom home
- Primrose 3 bedroom home
- Buttercup 3 bedroom home
- Bellflower 3 bedroom home
- Blubell 3 bedroom home
- Kingcup 3 bedroom home
- Honeysuckle 3 bedroom home
- Clover 3 bedroom home
- Foxglove 4 bedroom home
- Gardenia 4 bedroom home
- Cardinal 4 bedroom home

- ⊙ Shared Ownership
- ⊙ Affordable Housing Rented
- BCP Bin Collection Point

P.R.O.W Public Rights Of Way







With a characterful, L-shaped layout and integral single garage, the three bedroom Clover is a superb family home. Just two of these designs are available at Mary's Meadow, Plot 71 is positioned in a lovely cul-de-sac location on the development close to open communal land and play area.

Walking through the Clover's bright hallway you will find a cloakroom, living room and spacious/kitchen diner, which is undoubtedly the hub of the home. This sociable space has a stunning bay area with French doors opening onto the rear garden. Two personnel doors from the integral garage enable access to both the garden and kitchen/diner, perfect for containing muddy feet or paws.

Upstairs three double bedrooms, including with two en-suite and a family bathroom means plenty of space for family and friends.

As well as the single garage there are two further parking spaces.

\*This plot is ready Autumn 24 \*

\*\*Pleased be advised we do not have any internal pics of this house type \*\*

\*\*\*This imagery viewpoint is within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The Illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image). Please enquire for further details. Floor plans depict the typical layout of this house. For the exact plot specification, details of external and internal dimensions, please contact us for further information \*\*\*

Disclaimer: Owl build some homes in brick, some we render some are part rendered – sales advisor will discuss individual plot





## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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