

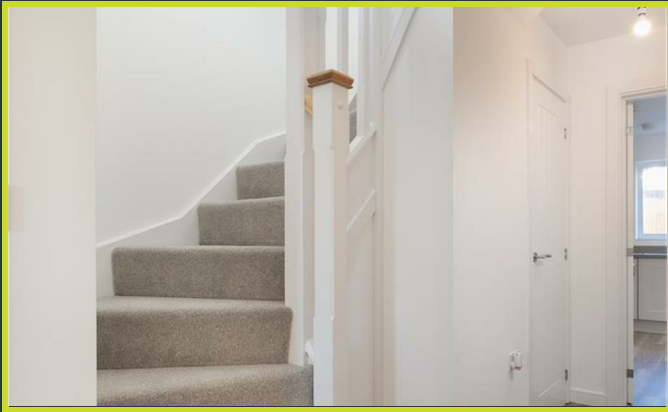


Mary's Meadow, Plot 44 The Foxglove Barnes Lane

| DE11 8GX | £348,500

**ROYSTON
& LUND**

- Owl Homes - Mary's Meadow Plot 44 The Foxglove
- 4 Bedroom Detached Property
- Family Bathroom and Downstairs WC
- Nestled in a Cul-de-Sac Location
- Freehold, Ready August/September 2024
- STAMP DUTY PAID & £5K TOWARDS EXTRAS
- En-Suite Bathroom to Principle Suite
- Kitchen/Diner & Separate Lounge
- Single Garage
- Contact The Office for An Appointment For Your Personal Tour





PROPERTY OF THE MONTH - STAMP DUTY PAID & £5K TOWARDS EXTRAS - READY NOW

A stunning new detached home on the new development Mary's Meadow in Blackfordby. In a prime location of the development and nestled in the corner overlooking a green open space.; the Foxglove is distinctive detached home offers a beautiful family space

The ground floor layout is superbly flexible and features double doors between the lounge and kitchen/diner, which extends the full width of the house. French doors from this pace ensures the garden becomes an extension of the home. The ground floor also benefits from a ground floor cloakroom.

The First floor has a spacious landing. The main principle suite benefits from an en-suite shower room and fitted wardrobes. There are three further bedrooms and a family bathroom.

The property has a single garage and a good sized garden.

Available September 2024

Images taken are from an alternative show homes and may include additional upgrades and extras outside the standard specification. *

****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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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