



Mary's Meadow, Plot 44 The Foxglove Barnes Lane

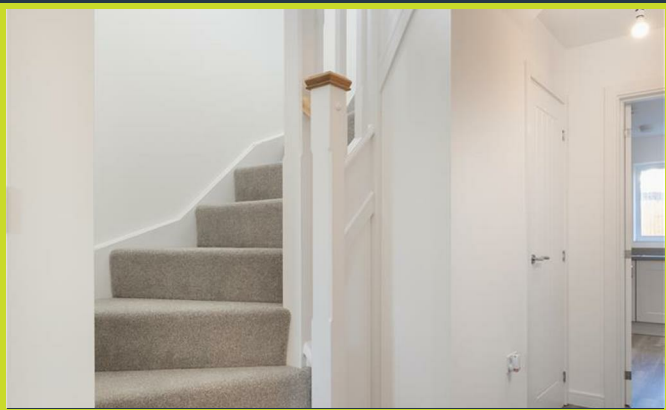
| DE11 8GX | £348,500

**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
- 5% Deposit Paid and Flooring - Ready Now
- En-Suite Bathroom to Principle Suite
- Kitchen/Diner & Separate Lounge
- Single Garage
- Contact The Office for An Appointment For Your Personal Tour

## FLOORING INCLUDED SAVING YOU THOUSANDS!





5% Deposit Paid and Flooring - 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.

\*\*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
<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>		

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.

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