



15 Ruston Close

| DE11 0BJ | Guide Price £240,000

ROYSTON
& LUND

- Guide Price
£240,000 -
£250,000
- Generously Extended
- Large Driveway
- Log Burner
- Freehold
- Spacious Living
Room
- Very Well Kept
- Intergrated
Appliances
- EPC Rating C
- Council Tax Band B





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Royston and Lund are proud to present this semi detached property in the heart of Swadlincote.

As you step through the front door, you're welcomed by a bright and generous hallway. The hallway provides access to both the expansive living and dining areas, which boast a cosy log burner for those chilly evenings, creating a warm and inviting atmosphere. The French doors to the rear flood the room with natural light and seamlessly connect the indoors with the well-maintained garden, ideal for both relaxing and entertaining. The kitchen is equally impressive in size, offering plenty of room for culinary creativity. Equipped with integrated appliances and ample counter space, it's a practical and stylish hub of the home.

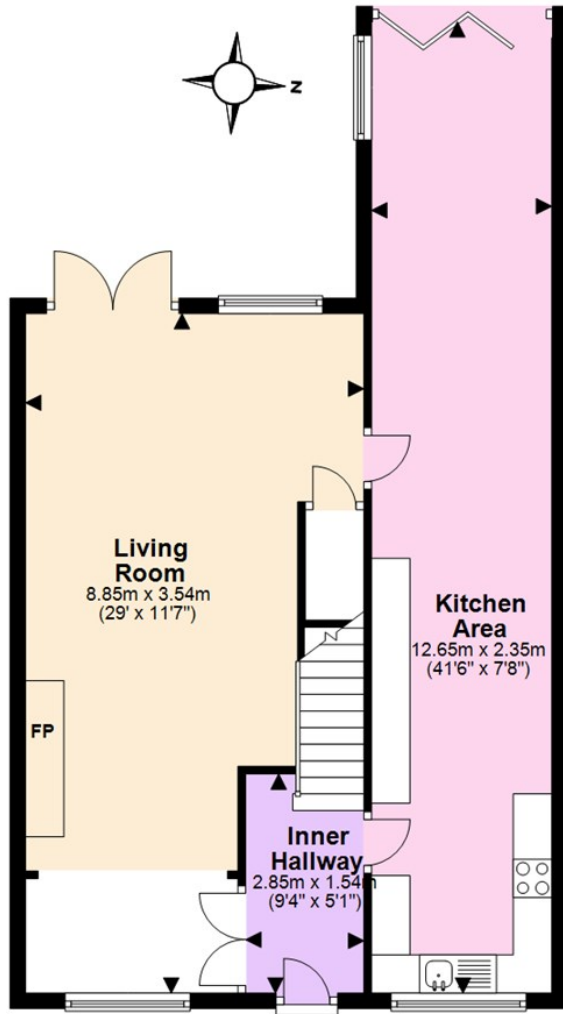
Upstairs, the property continues to impress with three generously sized bedrooms, each designed with comfort in mind. The first floor is completed by a modern and stylish three-piece bathroom suite, ensuring convenience for the whole family.

The low-maintenance design ensures that it remains easy on the eye while allowing for minimal upkeep.



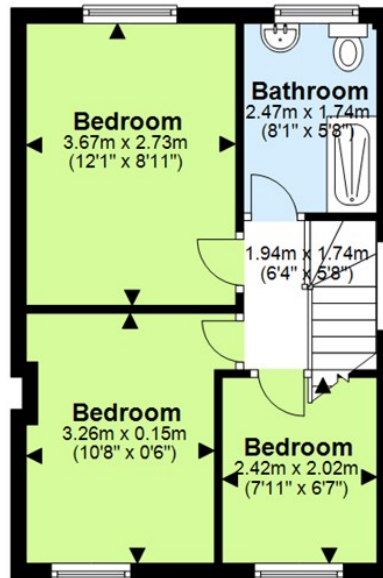
Ground Floor

Approx. 69.5 sq. metres (748.4 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 101.5 sq. metres (1092.7 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) A			86
(81-91) B		76	
(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 (CO ₂) 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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