



Mary's Meadow Plot 73 The Honeysuckle Barnes Lane

| DE11 8GX | £320,000

**ROYSTON
& LUND**

- Plot 73, The Honeysuckle
- Available April 2025
- Large Open Plan Kitchen/Diner with French doors to the Garden
- Generous Garden
- Contact the Office for an Appointment for your Personal Tour
- Three Bedroom Detached Home
- Family Bathroom and En-Suite to the Principle Bedroom
- Bright and Airy Separate Lounge with Dual Aspect and French Doors To the Rear Garden
- Cul-de-Sac Location Opposite Open Green Area

**TAILORED
INCENTIVES
AVAILABLE SUCH
AS STAMP DUTY
CONTRIBUTION!**

**FLOORING
INCLUDED SAVING
YOU THOUSANDS!**



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





ASSISTED MOVE AND UPTO 100% PART EXCHANGE AVAILABLE

Plot 73 The Honeysuckle; a 3 bedroom detached home on the new development Mary's Meadow in Blackfordby. Offering generous living accommodation ideal for families, featuring differing external elevations of full render or brick and sloping tiled porchway.

The stylish interior are as stylish as the exterior. You are welcomed into the entrance hall area with stairs to the first floor and the downstairs WC. From here you access the lounge area that is dual aspect windows with French Doors to the rear garden. The open plan kitchen/diner is towards the rear of the property with patio doors to the garden with two further windows. There is space for a dining table.

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

The property has a single garage and a garden.

*This plot is ready April 2025 *

**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
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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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