



19 Potters Way

| DE12 7BU | Guide Price £375,000

ROYSTON
& LUND

- Detached Family Home
- GUIDE PRICE £375,000-£400,000
- Double Driveway & Single Garage
- Modern Kitchen/Diner - Separate Utility
- Immaculately Presented Throughout
- Freehold - EPC Rating B
- Four Double Bedrooms
- Two Bay Fronted Reception Rooms
- Four Piece Bathroom + En-Suite
- Landscaped Rear Garden
- Council Tax Band E





Guide Price of £375,000-£400,000

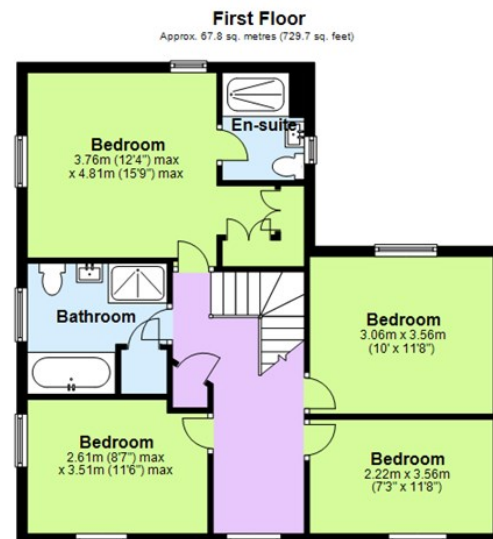
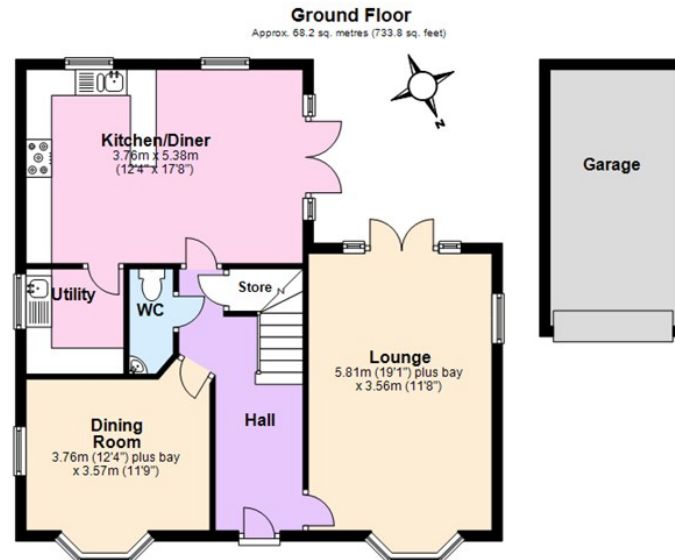
Royston and Lund are pleased to bring to the market this well-presented four double bedroom detached family home in Measham. The property sits on a generous plot with off street parking for two vehicles, as well as a detached garage. Situated nearby to amenities and convenient access to the A42, Ashby-de-la-Zouch and Tamworth.



Entering into the entrance hall that benefits from a ground floor WC, there is access to both reception rooms, the kitchen/diner and stairs to the first floor accommodation. Both the lounge and dining room benefit from bay windows, while the kitchen/diner area has a range of units as well as fully integrated appliances and a separate utility room.

To the first floor there are four good-sized double bedrooms and a four piece family bathroom consisting of a bath, shower, WC and wash basin. There are built in wardrobes to the main bedroom and an en-suite shower room.

To the rear of the property there is a landscaped garden with a patio area, lawn, pergola seating area and walled boundaries. There is a pedestrian gate from the garden providing access to the garage.



Total area: approx. 136.0 sq. metres (1463.5 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 firms 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		92
(81-91) B	84	
(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		

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