



84 Bishop Hall Road

| LE65 2UR | Guide Price £490,000

ROYSTON
& LUND

- Guide Price £490,000 - £500,000
- Two En suites and a Family Bathroom
- Downstairs WC
- Integrated Appliances
- Off Street Parking
- Four Double Bedrooms
- Immaculately Presented
- Open Plan Feel
- Close To Numerous Amenities
- Freehold - Council Tax Band - E - EPC Rating - B





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Ground floor accommodation consists of a generous and cosy size living room with a large front aspect window letting in lots of natural light, perfect for relaxation. The kitchen area boasts of a breakfast bar with integrated gas hob and extractor fan, as well as having further built in appliances such as eye level oven and grill and fridge for added benefit. To give the kitchen area a further open plan feel there is also an ample size dining room area accessed through an opening which also grants access to the garden through French opening doors. The ground floor additionally has the benefit of a downstairs WC and under stair storage, a utility room and a current office room that can be used to the buyer's discretion.

To the first floor there are four well proportioned double bedrooms, bedrooms one and two have built in wardrobes and tiled ensuite shower rooms. The remaining two bedrooms both share a three piece suite bathroom. The first floor boasts storage on the landing as well as a built in shoe rack.

Facing the property the house itself is behind a hedgerow giving it a more private feel from the road, there is a single garage and a tarmaced driveway with the total space of three vehicles.

The rear garden is a generous size consisting of a patio area leading to an ample size lawn area, a perfect sun trap in the summer months. the private garden is enclosed by fenced borders.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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



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.

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