

SUPERIOR HOMES

ROYSTON & LUND



6A Long Lane

| LE67 4DZ

Guide Price £600,000

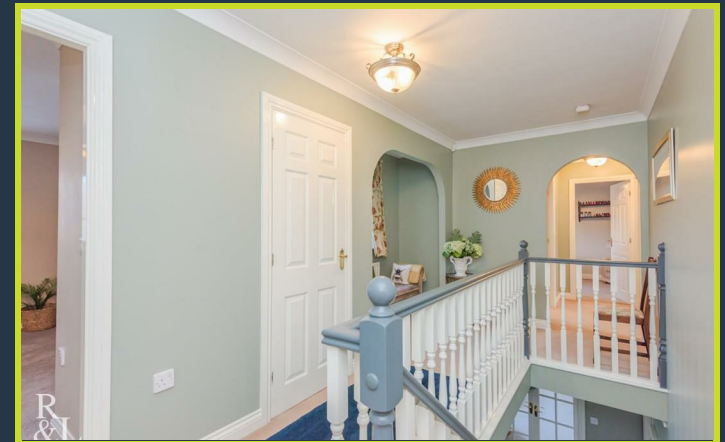
Guide Price £600,000 - £625,000

Royston and Lund are delighted to present this stunning five-bedroom gated detached family home close to National Forest walks and amenities including shops and GP surgery. The home offers a perfect blend of elegance, comfort, and functionality. The property sits on a fabulous plot, set back from the main thoroughfare.

The ground floor welcomes you with a fantastic spacious hallway, a convenient ground floor cloakroom with WC, a bright and airy living room, a sophisticated dining room, and a stylish breakfast kitchen complete with a utility room for added convenience. The additional sitting/family room provides the ideal space to relax and unwind.

Upstairs, the generous landing leads to five beautifully appointed bedrooms, two of which feature luxurious en-suites, while a well-designed family bathroom caters to the rest of the household.

The outdoor space is equally impressive, boasting a double garage, a charming garden bar for entertaining, and a delightful garden to enjoy outdoor living. This property offers an exceptional lifestyle opportunity in a sought-after location.





- Stunning Gated Detached Family Home
- Five Bedrooms 2 With En Suites
- Close To Amenities and National Forest Walks
- Under Floor Heating in the Kitchen
- Charming Garden Bar
- Spacious Rear And Front Garden
- Double Garage
- Freehold
- Council Tax Band F
- EPC C





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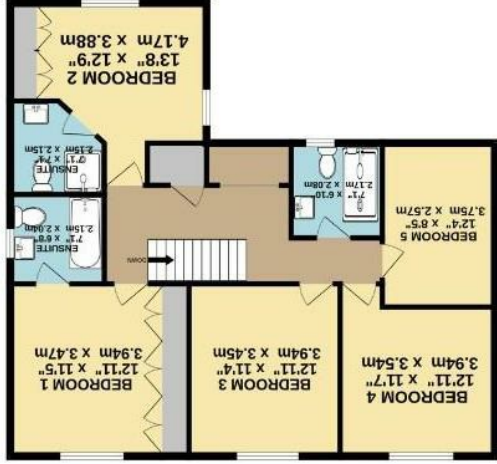
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 2443 sq ft. (227.0 sq.m.) approx.



GROUND FLOOR
1435 sq ft. (133.3 sq.m.) approx.



FIRST FLOOR
1009 sq ft. (93.7 sq.m.) approx.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Potential		
Current		
84		
76		
A		
B		
C		
D		
E		
F		
G		
(1-20)		
(21-38)		
(39-54)		
(55-68)		
(69-80)		
(81-91)		
(92 plus)		
Very environmentally friendly - lower CO2 emissions		
Current		
Potential		
Not environmentally friendly - higher CO2 emissions		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
Potential		
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(1-20)		
(21-38)		
(39-54)		
(55-68)		
(69-80)		
(81-91)		
(92 plus)		
Environmental Impact (CO ₂) Rating		

EPC

