



110 Spring Avenue

| LE65 2RB | Guide Price £425,000

ROYSTON
& LUND

- Offers in the Region of £425,000
- Integrated Garage
- Fully Integrated Kitchen + Separate Utility Room
- EV Charger
- Council tax E
- Well Presented Throughout
- Principal Bedroom with En-suite
- Double Driveway and Integral Garage
- EPC - B
- Freehold





Upon entering the home, you are welcomed into a bright and airy hallway with convenient built-in storage, providing access to both the lounge and the impressive kitchen-diner. The lounge features dual-aspect windows, including a charming bay window to the front and an additional side window.

The heart of the home is the open-plan kitchen-diner, boasting high-quality integrated appliances, including a double oven, hob, extractor fan, dishwasher, and fridge freezer. The space is designed for both everyday living and entertaining, with a separate utility room and a downstairs WC adding extra practicality.

Upstairs, the home boasts four generously sized bedrooms, each thoughtfully designed for comfort. The main bedroom features built-in wardrobes and a private en-suite shower room, while the three additional bedrooms provide ample space for family or guests. The stylish family bathroom is fitted with a modern four-piece suite, including a bath, separate shower, WC, and washbasin.

The rear garden has been beautifully landscaped to create a tranquil outdoor space, featuring a full-width patio and a lawn.

Further enhancing the home's appeal, the property benefits from a private driveway, an integral garage, and a professionally installed EV charger.

This exceptional home is perfectly positioned for easy access to local amenities, reputable schools, and excellent transport links, making it an outstanding choice for families looking to settle in this vibrant community.

Annual Estate Charge £201.60





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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

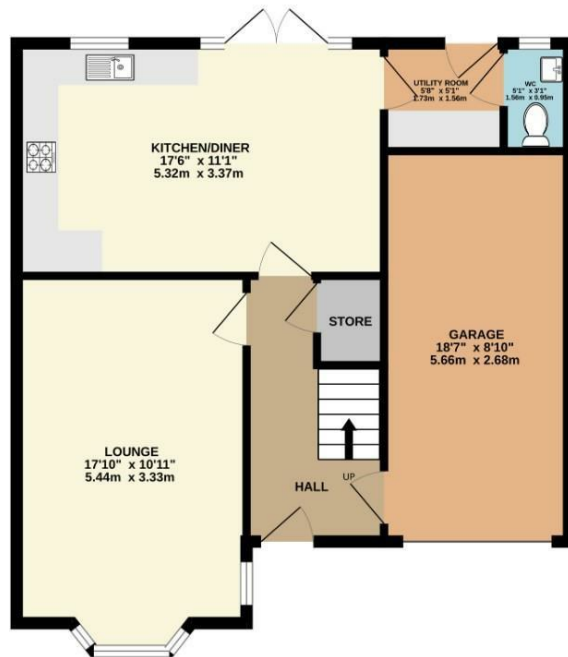
Environmental Impact (CO₂) Rating

	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		

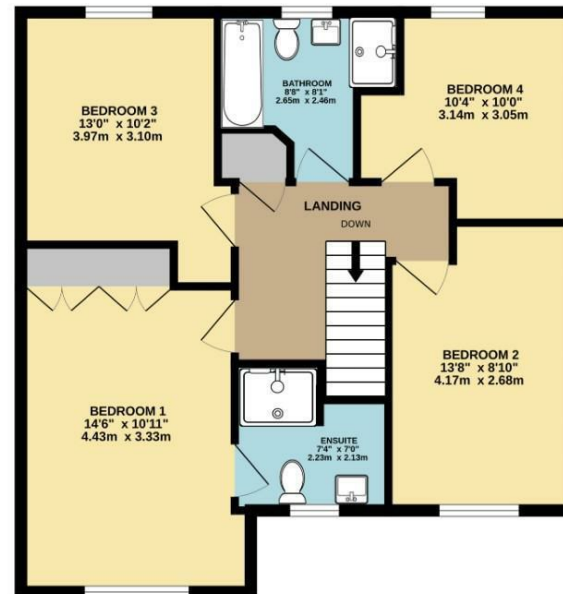
England & Wales EU Directive 2002/91/EC

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GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should 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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