



R
18 Atherstone Road

| DE12 7EG | Guide Price £325,000

ROYSTON
& LUND

- Guide Price £325,000 - £350,000
- Turret to the front of the property
- Beautiful Garden
- Conservatory to the back
- Council Tax - D
- Three Bedroom Detached Home
- Separate living area
- Family Bathroom
- EPC - D
- Freehold





Guide Price: £325,000 - £350,000

Royston & Lund are delighted to present this charming three-bedroom detached home, offering a perfect blend of comfort, convenience, and style.

Upon entering through the inviting porch, you are welcomed into a spacious hallway that leads to the bright and airy lounge, a perfect space for relaxation. The home flows effortlessly into the kitchen, seamlessly connecting to the dining room, making it an ideal setting for family meals and entertaining. A delightful conservatory at the rear provides additional living space, flooded with natural light and offering views of the garden. For added convenience, the ground floor also benefits from a guest W/C and integral access to the garage.

Upstairs, the principal bedroom is positioned at the front of the property, offering a peaceful retreat. Two further well-proportioned bedrooms and a modern family bathroom complete the first floor, ensuring ample space for all.

Externally, the beautifully landscaped rear garden boasts a combination of paved and lawned areas, providing the perfect setting for outdoor relaxation and entertaining. The front of the property complements the home's curb appeal, offering additional outdoor space and access.



GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.3 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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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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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