



6 Tugby Drive

| LE67 2LT | Asking Price £475,000

ROYSTON  
& LUND



- Asking Price £475,000
- Kitchen/Diner With Integrated Appliances
- Beautifully Landscaped Enclosed Rear Garden
- Corner Plot
- EPC Rating - B
- Detached Four Bedroom Home
- Downstairs WC, En Suite And A Family Bathroom
- Private Driveway With Garage
- Council Tax Band - E
- Freehold







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This home was originally built by David Wilson in 2022 and is situated in a delightful position on this desirable development.

Sitting on a corner plot this home is finished to an impeccable standard throughout. On entering the front composite door you are greeted by a beautiful entrance hall with doors leading to the ground floor rooms. Stretching from the front to back of the home is the kitchen, this is fully equipped with all modern appliances and tasteful fitted units with separate utility room. French doors lead to the patio area and landscaped garden. To the rear sits the light and airy lounge, once again having French doors to the patio area. To the front elevation sits a further reception room which could be used as an office or Snug. In addition it has a convenient ground floor cloakroom with wc.

To the first floor it has four good sized bedrooms plus family bathroom with the principle boasting an ensuite.

The rear garden has been beautifully landscaped with raised borders and walkway to the garage, the current owners have planted trees and large shrubs creating a stunning private space, which is walled to one side.





EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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 (CO<sub>2</sub>) Rating

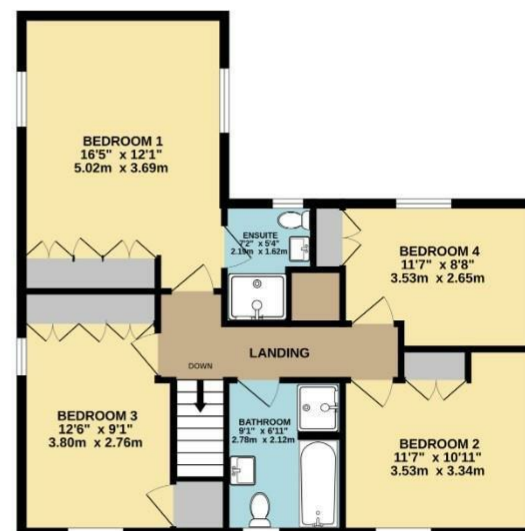
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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GROUND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.

1ST FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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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