



2 Brickworks Lane

| LE67 8AQ | Offers In The Region Of £290,000

ROYSTON  
& LUND



- Offer's In The Region Of £290,000
- Kitchen/Diner With Integrated Appliances and Patio Doors to the Garden
- Downstairs WC, En Suite And A Family Bathroom
- Rear Enclosed Garden
- Council Tax Band B
- Three Bedroom Semi Detached Home
- Dual Aspect Lounge
- Driveway For Two Cars
- EPC Rating B
- Freehold





Offers in the Region of £290,000

Royston & Lund are delighted to bring to the market a this immaculately presented three bedroom semi-detached home, tucked away in a quiet cul-de-sac in the popular village of Newbold Coleorton.

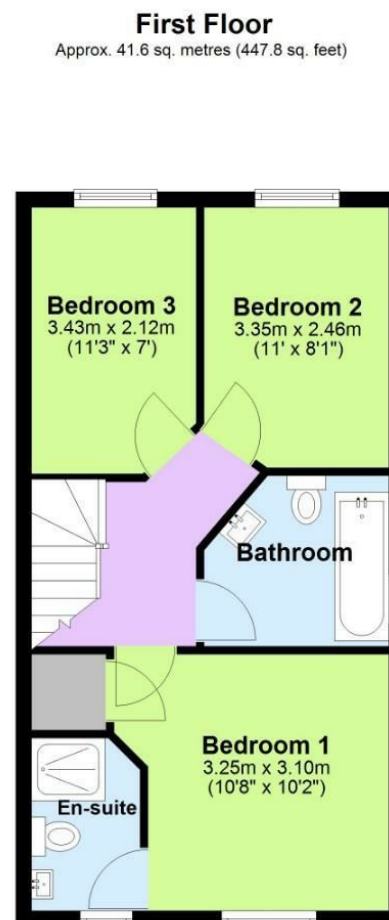
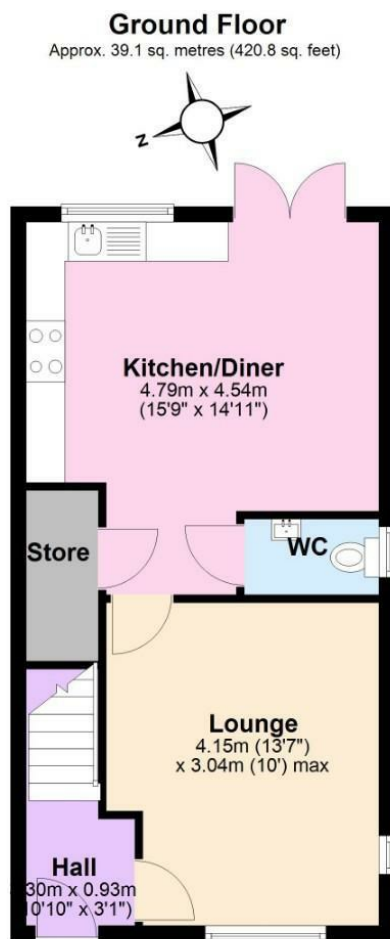
Upon entry, you're welcomed into the hallway with stairs to the first floor. A door leads you into to a bright and comfortable dual aspect lounge to the front of the property. The modern kitchen/diner with integrated appliances, versatile storage cupboard and double patio doors that open out to a private, enclosed rear garden. There is also a downstairs WC.

The first floor offers three bedrooms, the main bedroom with a three piece en suite shower room and built in storage. The two further double bedrooms to rear and a family bathroom completes.

The private rear garden is south east facing and mainly laid to lawn with a patio area ideal for entertaining. The driveway with space for two vehicles and gated access to the rear garden.

Service Charge; Approx. £323.67 Per Annum.





Total area: approx. 80.7 sq. metres (868.6 sq. feet)



**EPC**

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**