



Butlers Lodge, 86 Midway Road

Midway | DE11 7PG | Offers In The Region Of £450,000

ROYSTON
& LUND

- Offers in the Region of £450,000
- No Upward Chain
- Four Bedrooms
- Ample Off Street Parking + Garage
- EPC Rating C
- Detached Chalet Bungalow
- Versatile Living Accommodation
- Bathroom + Two En-suites
- Landscaped Rear Garden
- Council Tax Band D - Freehold





Offers in the Region Of £450,000 - Sold with No Upward Chain

Butlers Lodge is a substantial family detached chalet bungalow standing in a large private plot with parking for multiple vehicles. The property has been developed over the years to create extra living space for a growing family or multi-generational living, This is an extremely versatile property that could be used in a number of different ways. There is ample off street parking at the front and a driveway that leads down the side of the property to a garage/workshop.

Entering into the hallway there is access to three ground floor bedrooms and the lounge kitchen/diner. The main bedroom benefits from an en-suite shower room and there is a built in storage cupboard to the fourth bedroom. To the rear of the property there is a generous kitchen dining room that features an Aga oven and has space for further freestanding appliances and a fireplace, while the lounge also has a gas fire. Off the kitchen there is an inner hall with stairs to the first floor and a four piece family bathroom consisting of a bath, shower, Wc and wash basin.

From the dining area there is access into the studio that could be used for home working and has a separate utility room that leads to a small garden room. To the first floor there is a further double bedroom that has an en-suite bathroom and there is ample built in storage throughout the eaves.

To the rear of the property there is a large landscaped garden with a patio that runs the full width of the property, lawn, mature shrubs, trees and fenced boundaries.

Property lends itself also for potential business use subject to planning approval.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83

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



Total area: approx. 214.5 sq. metres (2308.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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