



28 Brunt Lane

| DE11 7EW | Guide Price £220,000 - £230,000

ROYSTON
& LUND

- Guide Price £220,000 to £230,000
- Good Size Living Room
- En-suite Bathroom and Family Bathroom
- Private Driveway
- EPC Rating - C
- Three Bedroom Semi-Detached Home
- Ground Floor WC
- Detached Garage
- South-Facing Garden
- Freehold - Council Tax Band - C





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Royston & Lund are delighted to present this three-bedroom semi-detached home offering a perfect blend of comfort, practicality, and traditional charm—ideal for families or those looking to upsize.

Upon entering, you are greeted by a welcoming open and traditional kitchen-diner, presenting plenty of room for culinary enthusiasts, with thoughtful layout and storage options.

Connected is an ample-sized living room, complete with a feature fireplace that adds warmth and character. Natural light floods the space, creating a bright and inviting atmosphere for everyday living and relaxing. Additionally, the ground floor benefits from a WC, a practical addition for guests and daily use.

Upstairs, you'll find three well-appointed bedrooms, each offering comfortable proportions and versatile space. One of the bedrooms favours from its own en suite bathroom, adding a touch of luxury and privacy.

Externally, the property benefits from a detached garage, offering additional storage or parking space, and a private driveway accommodating multiple vehicles.

The area is also well situated, being local to many supermarkets, schools, restaurants and greens. This home combines traditional charm with modern convenience and is sure to appeal to a wide range of buyers.





EPC

Energy Efficiency Rating

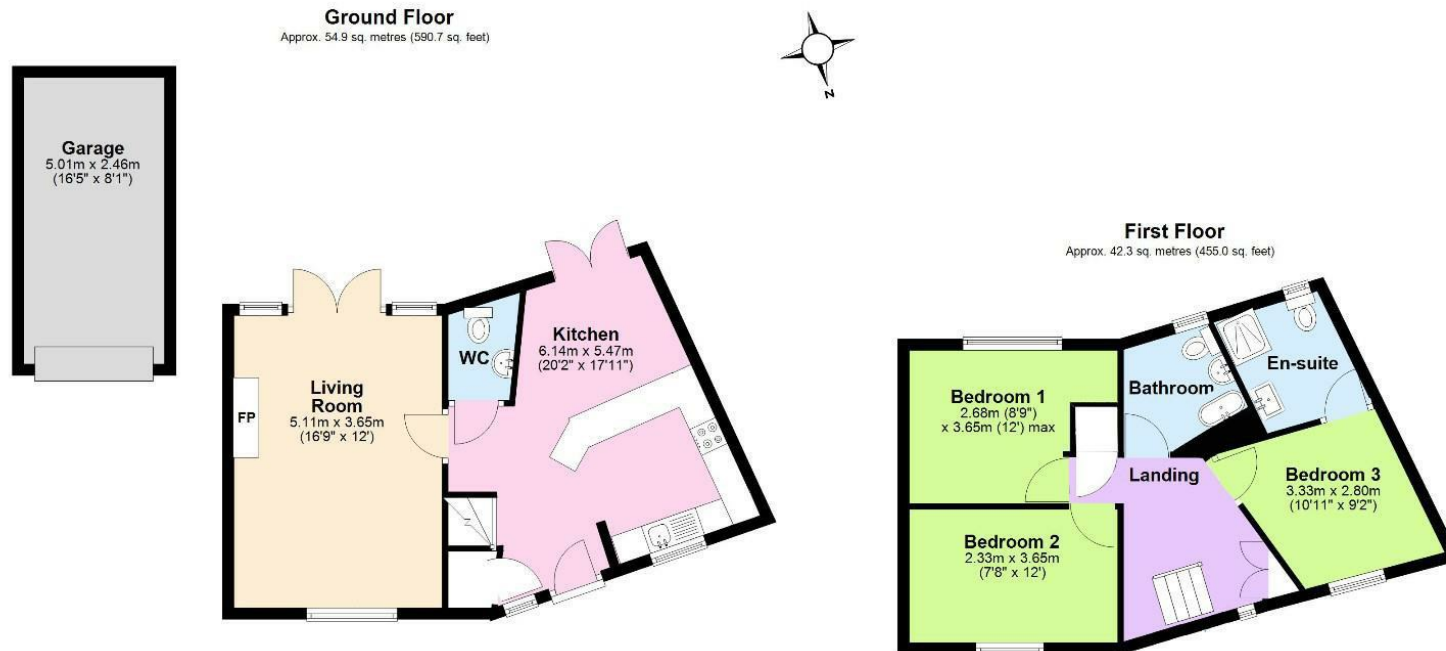
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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



Total area: approx. 97.1 sq. metres (1045.6 sq. feet)

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