

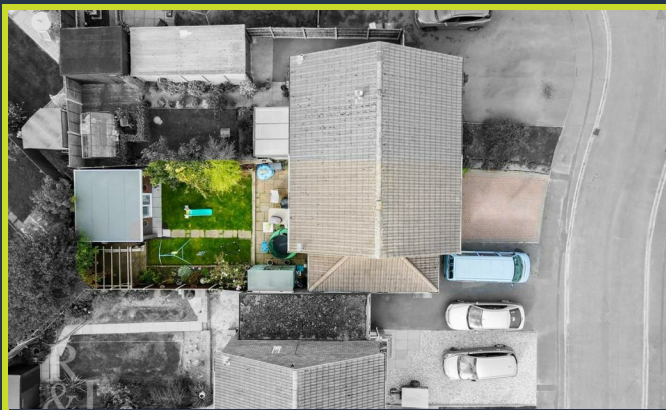


11 Sycamore Drive

| DE12 6HL | Offers In The Region Of £220,000

ROYSTON
& LUND

- Three Bedroom Semi Detached Home offering Versatile Accommodation
- Living Room and Further Reception Room with an En Suite Shower Room
- South Facing Garden with Bar
- Walking Distance to Local Amenities and National Forest Walks and Attractions
- EPC Rating C
- Modern Open Plan Kitchen/Diner with Patio Doors to the Garden
- Outside Office with Fireplace and Sliding Patio Doors
- Off Street Parking for Two Cars
- Council Tax Band B
- Freehold





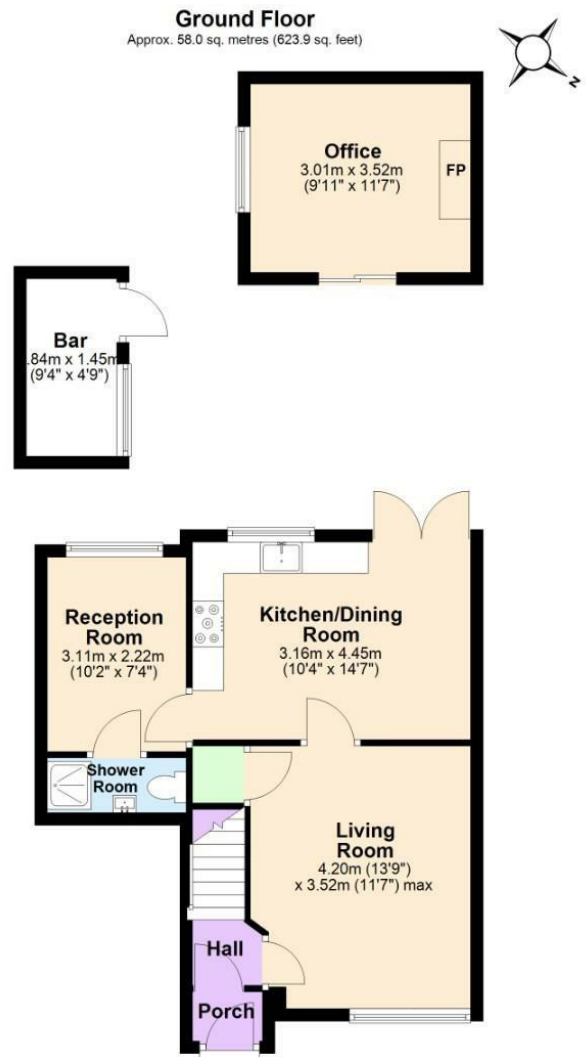
Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in Moira within walking distance to National Forest Walks and attractions including Hicks Lodge, and the Historic Moira Furnace. This property has versatile accommodation including an inside office and garden bar. With the added bonus of a south/west facing garden.

Entering the property through a porch then into the hallway where there is stairs to the first floor. The living room offers a modern, bright and welcoming feel; there is an under stairs storage cupboard and a door leading to an open plan kitchen/dining room. The kitchen is fitted with a modern range of floor and base units with built in appliances including a built in oven and five ring gas hob. Double patio doors open out to the garden. A further reception room can be found off the kitchen, this room would work perfect for a downstairs bedroom as there is a convenient downstairs shower room and WC.

The first floor has two double bedrooms and further single bedroom with a modern family bathroom completing.

Moving outside to the south/west facing garden there is a detached timber framed office with a window and sliding patio doors with the added affect of a fireplace making the office usable in summer and winter. To add some fun factor for outside entertaining there is an outside bar with a window and door. the garden feel private and secluded and is mainly laid to lawn with a patio area and path to the office. There is off street parking to the front for two cars.

Moira offer a variety of amenities, a village primary school local convenience stores, post office, cafes and public houses. A short drive from the historic town of Ashby-de-la-Zouch offers a further variety of stores and cafes and highly sought after secondary schools.



Total area: approx. 91.1 sq. metres (981.0 sq. feet)

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.



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		
	74	82

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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