



12 Goose Pen Lane

| LE65 2WE | Guide Price £375,000

ROYSTON
& LUND

- Guide Price £375,000 to £400,000
- Fully Integrated Kitchen/Diner
- Ground Floor WC
- Detached Garage with Driveway
- Council Tax Band - E
- Four Bedroom Detached
- Welcoming Living Room
- Principal Bedroom with En-Suite
- EPC Rating - B
- Freehold





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This attractive four-bedroom detached home offers a comfortable and welcoming living space, ideal for modern family life. The ground floor features a spacious living room and a fully integrated kitchen diner complete with induction hob, fridge-freezer, washer/dryer and dishwasher.

French doors open onto a well-kept rear garden, with patio slabbing, border plants, and lawn, while side access leads to a detached garage. A convenient WC can also be found on the ground floor.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from a shower room en-suite and integrated storage, while a family bathroom with shower over bath serves the remaining rooms. An additional bedroom above the driveway makes the first floor feel deceptively spacious.

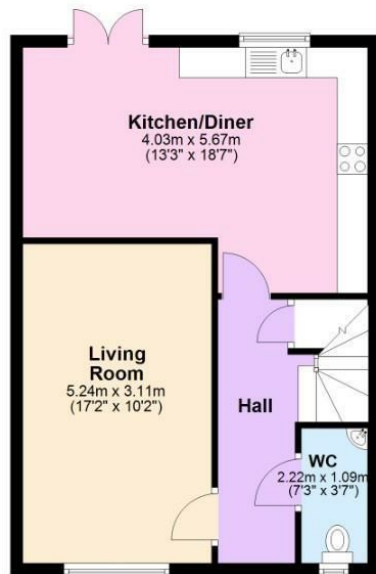
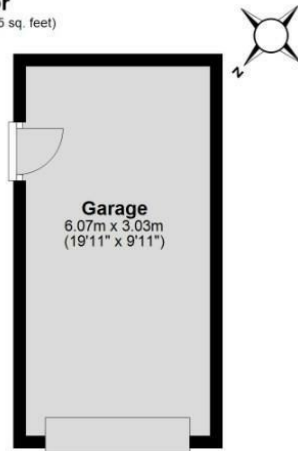
Outside, the front driveway provides parking for multiple vehicles, and the front garden is neatly maintained with slabbing, hedging, and a lawn, complementing the home's overall appeal.

This property is conveniently located within walking distance of the town centre, offering shops, cafés, and restaurants. Several well-regarded primary and secondary schools are nearby, including Ivanhoe School and Ashby School.

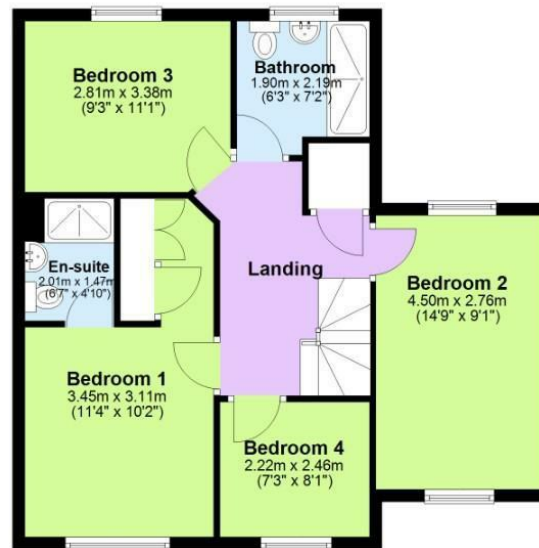
The property is close to the scenic countryside and the National Forest, providing excellent outdoor opportunities, and benefits from good transport links, with easy access to the A42 and M42 motorways, regular bus services, and nearby railway stations at East Midlands Parkway and Tamworth.



Ground Floor
Approx. 66.4 sq. metres (714.5 sq. feet)



First Floor
Approx. 60.8 sq. metres (654.9 sq. feet)



Total area: approx. 127.2 sq. metres (1369.3 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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

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