



**Leete Place, ROYSTON SG8 5DX**

**welcome to**

**Leete Place, ROYSTON**

Situated within a short walk of Royston Railway Station and Town Centre, a two bedroom semi-detached bungalow with spacious lounge/diner and separate kitchen. With a secluded rear garden and off-road parking the property should be viewed at the earliest opportunity.



**Entrance Hall**

Hall with airing cupboard and gas fired boiler for domestic hot water and central heating. Ladder to loft. Radiator.

**Loft**

Accessed via a ladder within the entrance hall, light switch, boarded walkway to boiler, the insulation has previously been re-fitted in recent years.

**Lounge**

16' x 10' 11" ( 4.88m x 3.33m )

Radiator. Double glazed window to rear. Double glazed door to rear.

**Kitchen**

8' 11" x 7' 8" ( 2.72m x 2.34m )

Kitchen comprising sink with mixer taps and work surface surrounds, range of base and wall units, double glazed window to front, doors to lean to, front and rear.

**Lean To**

11' 6" x 3' 8" ( 3.51m x 1.12m )

**Bedroom One**

12' x 10' 11" ( 3.66m x 3.33m )

Radiator. Double glazed window to rear.

**Bedroom Two**

8' 10" x 8' ( 2.69m x 2.44m )

Radiator. Double glazed window to front.

**Bathroom**

White suite comprising bath with separate shower over, low flush w/c, wash hand basin and double glazed window to front.

**Outside****Rear Garden**

Secluded rear garden predominantly laid to lawn, wooden storage shed and fenced surround.

**Parking**

Driveway with off-road parking to the front of the property.



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welcome to

## Leete Place, ROYSTON

- Spacious semi-detached bungalow.
- Two bedrooms.
- Lounge/diner opening onto rear garden.
- Access to loft space from entrance hall containing newly fitted boiler.
- Off-road parking.

Tenure: Freehold EPC Rating: C

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109038 - 0007

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