

Lindsay Close, Royston, SG8 5EF

welcome to

Lindsay Close, Royston

An opportunity to purchase a spacious 3 bedroom semi-detached family home offering no upward chain, spacious and well-proportioned accommodation, enclosed rear garden, garage, and off-road parking.













Door To Entrance Hall

Wall mounted boiler. Radiator. Cupboards. Door to lounge.

Lounge

16' 2" x 23' 5" (4.93m x 7.14m)

Stairs off to first floor landing with understairs cupboard. Three radiators. Double glazed window to front. Sliding double glazed doors to rear garden. Door to kitchen.

Kitchen

7' 4" x 9' 3" (2.24m x 2.82m)

Kitchen comprising stainless steel sink unit with mixer taps and work surface surrounds, integrated oven and hob with extractor over, range of base and wall units, space and plumbing for automatic washing machine, part tiled walls, radiator, double glazed window and door to rear,

First Floor Landing

Hatch to loft.

Bedroom One

13' x 9' 6" (3.96m x 2.90m)
Double glazed window to front. Radiator.

Bedroom Two

 $10' \ 1" \ x \ 10' \ 9" \ (\ 3.07m \ x \ 3.28m \)$ Double glazed window to rear. Radiator.

Bedroom Three

 $6' 4" \times 10' 5" (1.93m \times 3.17m)$ Double glazed window to front. Radiator.

Bathroom

Suite comprising fully tiled walk in shower cubicle with glass screen, low flush WC, wash hand basin with cupboards below, heated towel rail, wall tiling, window to front, recess lighting.

Outside Rear Garden

Lovely landscaped enclosed rear garden with paved patio area with steps leading to lawned area with flower beds to borders with a variety of mature shrubs and trees throughout, fence surround, door to garage.

Garage

To the side of the property there is access to the single garage and driveway providing off-road parking.





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Lindsay Close, Royston

- Spacious and well-proportioned semi-detached family home in sought-after residential location.
- No upward chain.
- 3 bedrooms.
- Spacious dual aspect lounge/diner and separate kitchen.
- Lovely landscaped rear garden.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£365,000







Map data @2025

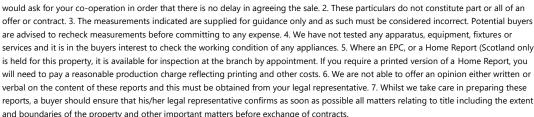
Please note the marker reflects the postcode not the actual property

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Property Ref: RYN110215 - 0003

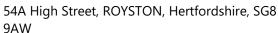
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) and boundaries of the property and other important matters before exchange of contracts.





william h brown

royston@williamhbrown.co.uk





01763 242988

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.