



 **5**
Bedrooms

 **3**
Bathrooms



Tudor Sales & Lettings are delighted to bring to the market, this stunning, five bedroom detached home located on Averill Grove in Micklefield. Offering spacious rooms throughout, this fine home comprises in brief: - ground floor: - entrance hallway, lounge, kitchen diner, utility and a wc. First floor: - landing, bedroom with with en-suite, four further bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally, you have a driveway providing off road parking. To the rear, there is a large garden with lawn, patio and garden shed. Also, to the rear you have a fixed cooking / grill area, perfect for entertaining family and friends. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing. This will be a fixed term of 6 months Initially. PLEASE NOTE THAT THE GARAGE IS NOT INCLUDED.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Micklefield, LS25

