



South View 73 Atherstone Road

| DE12 7EG | Asking Price £325,000

ROYSTON  
& LUND

- Asking Price £325,000
- Spacious Living Room with Stone Fireplace and Stove
- Ground Floor Bathroom with Separate Bath and Shower
- Off-Road Parking and Garage
- Council Tax C // EPC \*
- Three Bedroom Dormer Bungalow
- Open Kitchen/Dining Room
- Spacious Garden with Patio, Vegetable Plot and Timber out Buildings
- Close to Amenities
- Freehold





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Royston & Lund are delighted to present this exquisite three-bedroom detached dormer bungalow, ideally located in Measham, within close proximity to numerous amenities. Offering generous living space both inside and out, this property oozes character, charm, and ample garden space, perfectly suited for family living.

The property begins with an inner porch that welcomes you into the home through a bright and stylish archway. The hallway provides access to almost all rooms on the ground floor, starting with the first double bedroom to the left and a spacious living room with a fireplace to the right. The living room features two large windows, ceiling beams, and a grand stone fireplace with an inset stove.

Further down the hall, you'll find a second double bedroom to the left, which features additional storage, a double rooflight, double doors leading to the garden, and a staircase to the first floor.

At the rear of the hallway is a family bathroom, complete with a separate bath and shower. At the end of the hallway on the left-hand side, you'll find access to the open-plan dining room and kitchen. The kitchen is well appointed with ample storage and workspace, Rayburn and a butler sink. A conservatory at the rear of the property is the ideal place to sit and enjoy the sunshine whilst looking out onto the very spacious garden. Complete with patio space, vegetable plots, a lawn, and additional outdoor storage, this garden is perfect for keen gardeners and nature lovers alike.

This dormer bungalow also features a first-floor bedroom, the perfect space for visiting family members. This room continues the charm and character of the property, complete with a rear window overlooking the garden.



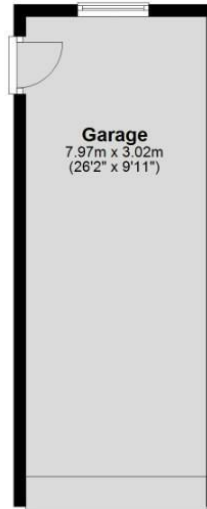
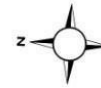
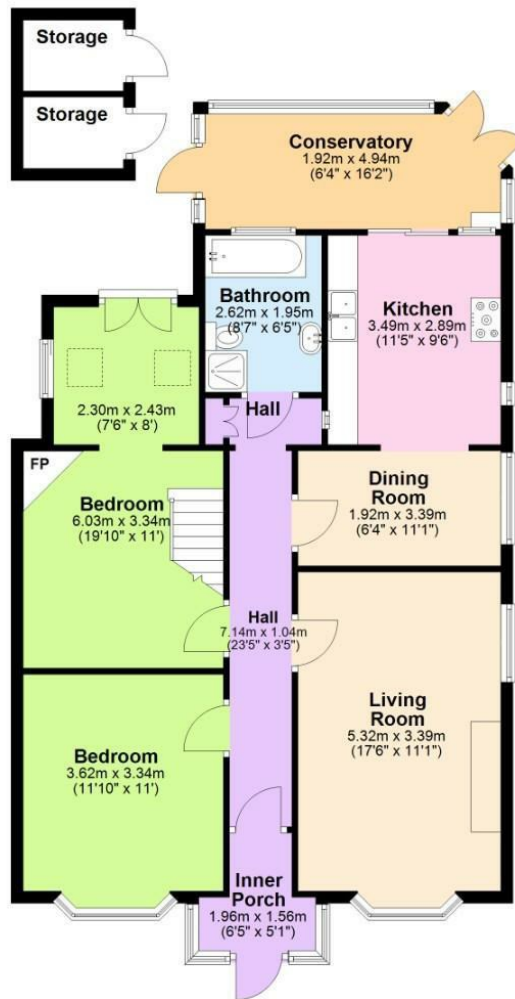


## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>60</b>	<b>72</b>
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

### Ground Floor

Approx. 122.3 sq. metres (1316.5 sq. feet)



### First Floor

Approx. 13.8 sq. metres (148.1 sq. feet)



Total area: approx. 136.1 sq. metres (1464.6 sq. feet)

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