

4 Mount Pleasant Road

| DE11 9JF | Guide Price £200,000

ROYSTON & LUND

- Guide Price: £200,000 to £210,000
- Living Room with Open Fireplace
- Close to Numerous Amenities
- Ground Floor WC
- EPC: D
- Three Bedroom Semi-Detached Home
- First Floor Family Bathroom
- South-West Facing Rear Garden
- Council Tax: A
- Flying Freehold

















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Situated in Castle Gresley, this attractive three-bedroom semi-detached home combines well-proportioned accommodation with a characterful frontage and a generously sized rear garden.

The ground floor opens into a welcoming living room with fireplace. Double doors connect the room to a bright and spacious dining room, offering an ideal setting for family meals and entertaining. This central reception space also benefits from useful under-stairs storage, access to the first-floor staircase and a doorway leading into the kitchen.

Positioned at the rear, the kitchen is fitted with a range of contemporary units and offers ample cupboard and worktop space. Multiple windows allow plenty of natural light into the room, while access leads through to a practical rear lobby providing additional storage, Plumbing for a washing machine, a door to the garden and a convenient ground-floor WC.

Upstairs are three well-proportioned bedrooms, including a generous principal double bedroom and a further double. All three are served by the family bathroom, which features a bath with a shower attachment.

Outside, the property enjoys an appealing frontage with a low-maintenance stone garden set behind a brick boundary wall.

Gated shared access leads to the rear garden, which is currently undergoing renovation, with preparation underway to create a lawned outdoor space. This property would make an excellent home for first-time buyers, couples or a growing family.

For more information: https://reports.sprift.com/property-report/?access_report_id=5670482

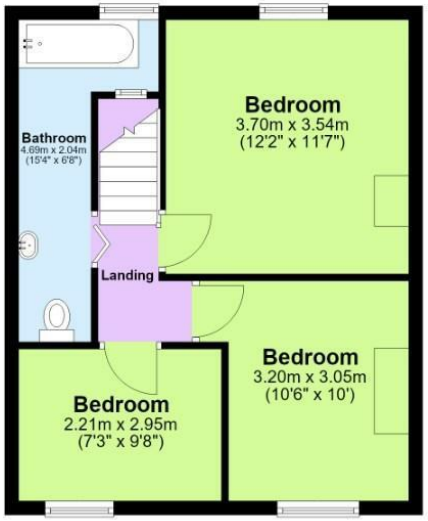
*Buyers Note: A.) Property includes a shared access to the rear garden of No. 4 & 6. B.) Chimney & Receptions Rooms have been previously treated for damp, guarantees unavailable. Please enquire for further details.

Flying Freehold

Ground Floor
Approx. 43.6 sq. metres (469.3 sq. feet)



First Floor
Approx. 39.7 sq. metres (427.9 sq. feet)



Total area: approx. 83.4 sq. metres (897.2 sq. feet)

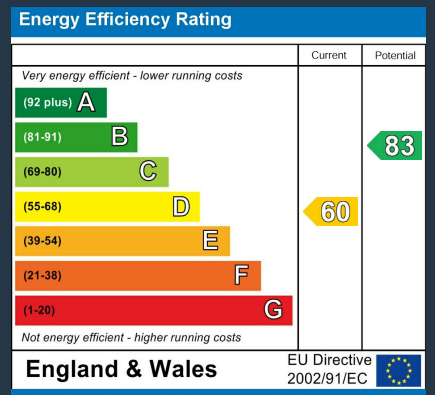
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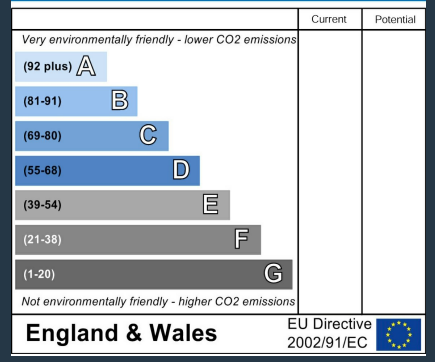
The Property Ombudsman

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EPC





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