

# SUPERIOR HOMES

## ROYSTON & LUND





# 29 Elm Grove

| DE12 6HH

Offers In The Region Of £230,000

Royston & Lund are delighted to present this four-bedroom semi-detached property.

The living room provides a warm and inviting space, complete with a characterful fireplace, built-in shelving, and a charming bay window that allows plenty of natural light.

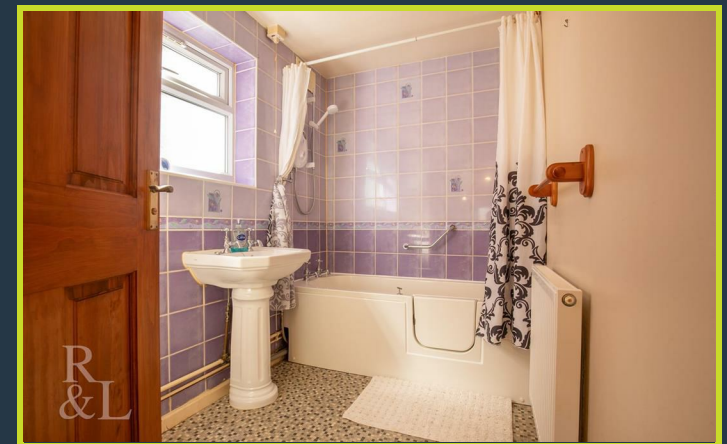
Straight ahead, the ground floor also hosts a family bathroom with a walk-in bath and WC. The generously sized kitchen to the rear benefits from a large panel skylight, creating a bright, airy space perfect for cooking and dining. Just off the kitchen, there are convenient storage options leading to the rear of the property.

Step outside to a patio garden, ideally positioned to enjoy the south-west facing aspect, perfect for afternoon sun and outdoor entertaining.

Upstairs, you'll find four bedrooms of generous proportions, offering flexible living arrangements for families, guests, or home office use.

To the front of the property, there is a slabbed area with planted borders adding a touch of greenery, while on-street parking is available.

For further information, please see our key facts for buyers.







- Guide Price of £230,000 - £240,000
- Four Bedroom Semi-Detached
- Living Room with Fireplace/Bay Window
- Ground Floor Bathroom/WC
- Generously Sized Kitchen
- Storage Options
- On-Street Parking
- South-West Facing Garden
- EPC Rating - C / Freehold
- Council Tax Band - C

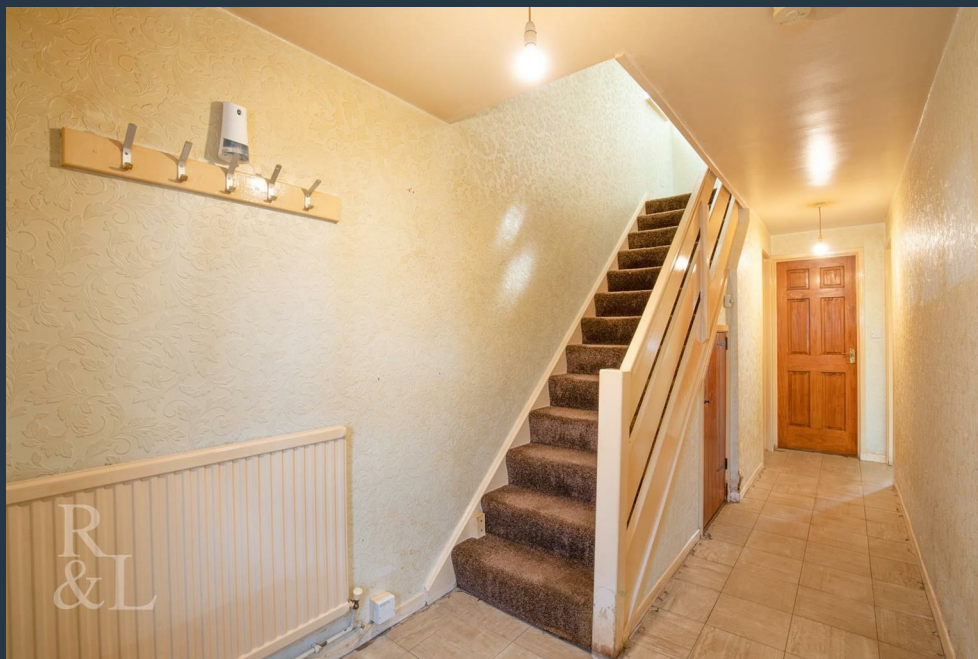






R  
&L







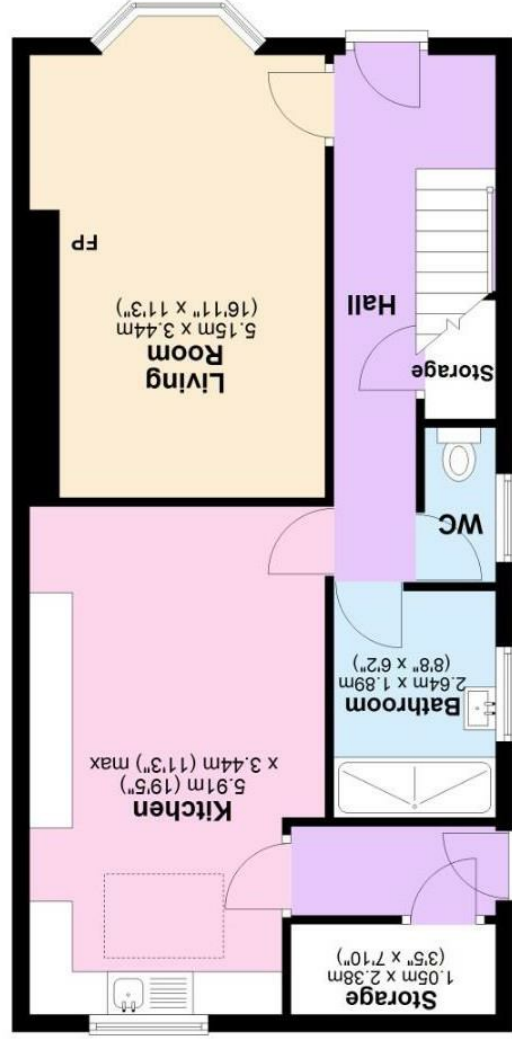








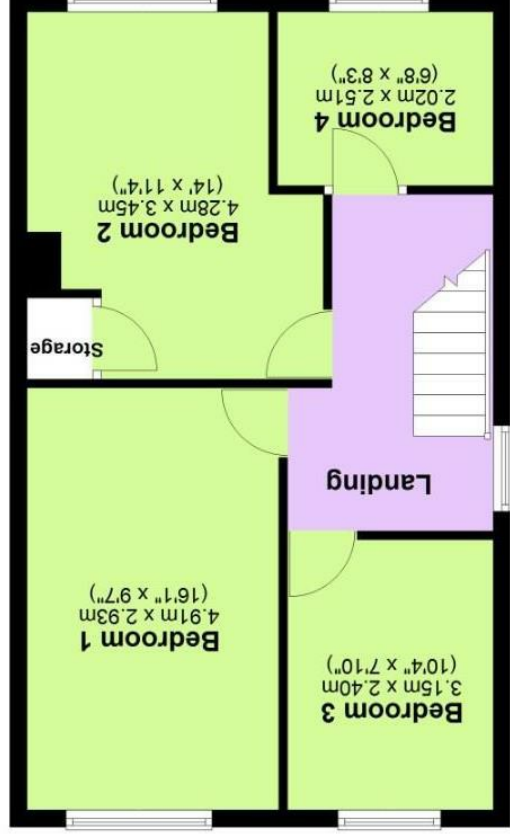
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Approx. 60.8 sq. metres (654.5 sq. feet)



Total area: approx. 111.2 sq. metres (1196.9 sq. feet)



Approx. 50.4 sq. metres (542.4 sq. feet)

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

EPC



PROTECTED

naed | propertymark

