



107 Copson Street

| LE67 6LD | Guide Price £325,000

ROYSTON  
& LUND



- Guide Price £325,000 - £350,000
- Beautifully Set Back From The Road
- Large Family Bathroom
- Long Driveway
- Council Tax B
- Three/Four Bedroom Family Home
- Three Large Bedrooms
- Impressive Garden with a Fabulous Back Drop of Fields and Mature Trees
- EPC C
- Freehold







Guide Price £325,000 - £350,000

Situated in a the well stocked village of Ibstock this good sized three/four bedroom family home is beautifully set back from the road with an impressive long driveway.

Entering into the hallway which leads to large lounge, office/bedroom four and further inner hallway. The lounge dinner runs from the front to the back of the home and is a great family space with large window to the front and sliding French doors leading out to the impressive garden with a fabulous back drop of fields and mature trees, Leading off a door leads to the kitchen which is also placed at the rear with a fitted kitchen with space for appliances and large window to the rear also taking in the fabulous garden. A further door leads to an inner hallway with rear door to outside and a convenient wet room with shower and wc. Also on the ground floor is a further room currently being used as an office but equally would work as a snug or bedroom.

Upstairs you have three large bedrooms and impressively large bathroom.

We feel a huge appeal to this home is how far back it is set back from the road and the amazing plot to the rear, also the size of this home is most impressive.

Please call to book your own personal tour to really apricate this wonderful home!

For More Information; [https://reports.sprift.com/property-report/?access\\_report\\_id=5034575](https://reports.sprift.com/property-report/?access_report_id=5034575)





EPC

#### Energy Efficiency Rating

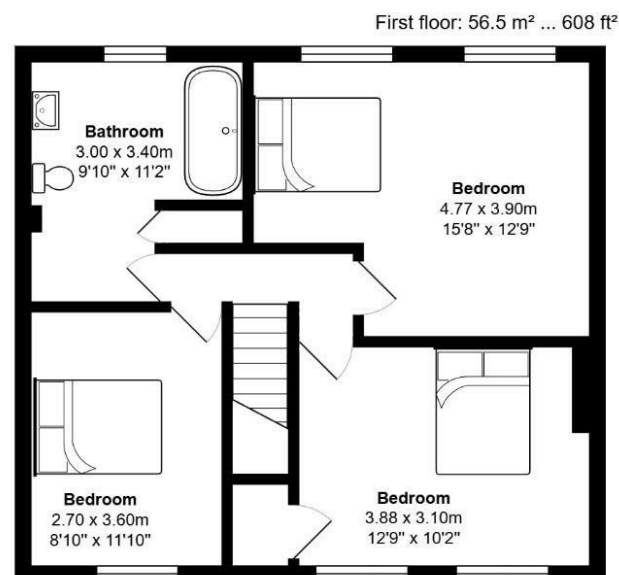
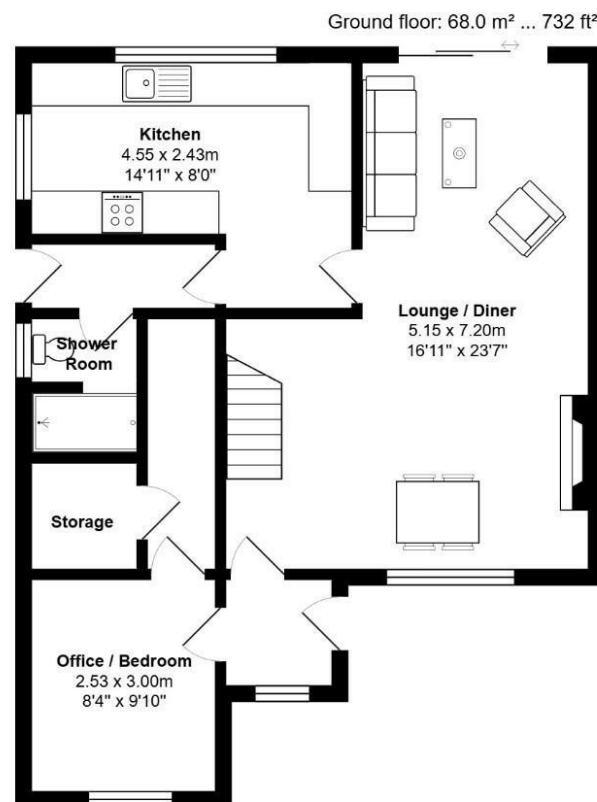
|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 69      | 82        |

England & Wales 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC



Total Area: 124.4 m<sup>2</sup> ... 1339 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.

ROYSTON  
& LUND