



12 Leyburn Close

Church Gresley | DE11 9PZ | Guide Price £240,000

ROYSTON
& LUND

- Guide Price: £240,000 - £250,000
- Three Reception Rooms + Rear Conservatory
- First Floor Family Bathroom
- Off Road Parking for Multiple Vehicles
- Council Tax: D // EPC: C
- Three-Bedroom Detached Family Home
- Principle Bedroom with En-Suite
- Ground Floor WC & Utility Area
- Close to Numerous Amenities
- Freehold





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This well-proportioned three-bedroom home offers versatile accommodation across two floors. The entrance hall opens into a flexible reception room, ideal as a snug, playroom or home office, with stairs rising to the first floor. A spacious living room flows through an attractive open archway into the dining room, beyond which the conservatory provides an additional light-filled seating area with access to the garden.

The kitchen offers ample workspace and storage, complemented by a separate utility room and convenient ground-floor WC.

Upstairs are three bedrooms, including a generous principal bedroom with a private en-suite shower room. The remaining bedrooms are served by the family bathroom.

Outside, a driveway provides off-road parking for two vehicles. The enclosed rear garden is arranged over two levels, featuring a generous patio for outdoor dining and entertaining, with steps rising to a lawned garden and useful storage shed.

For more information: https://reports.sprift.com/property-report/?access_report_id=5547035

Freehold



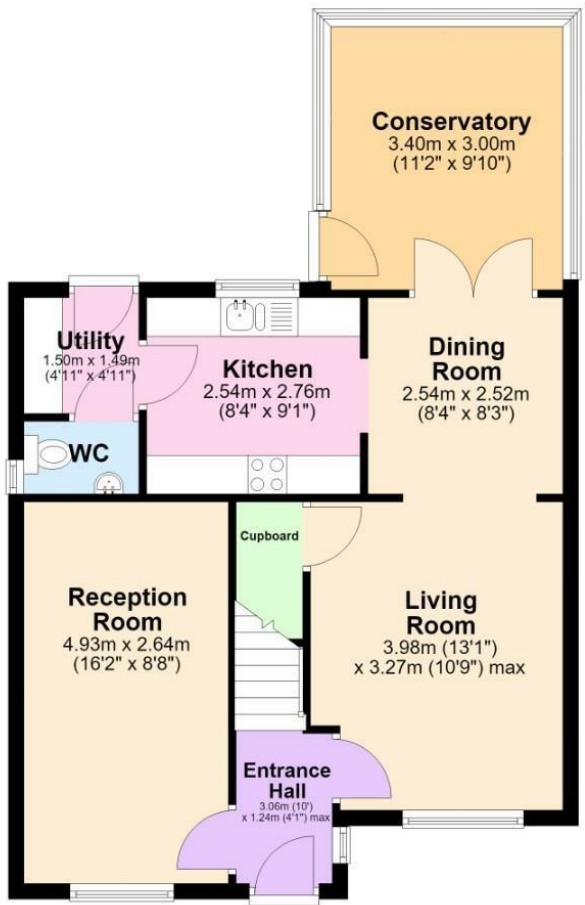


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

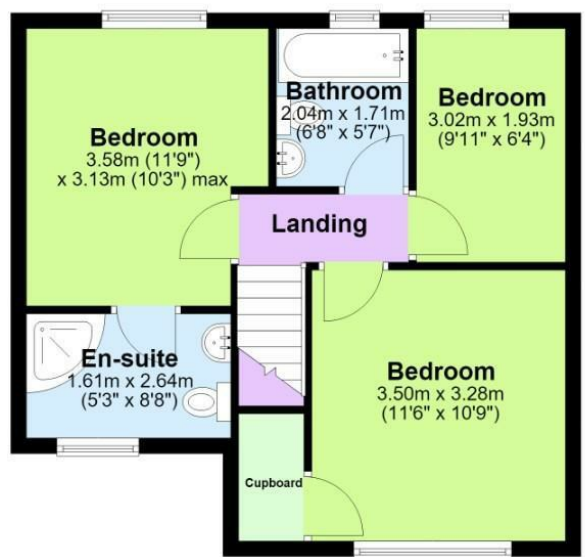
Ground Floor

Approx. 60.4 sq. metres (650.3 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 102.9 sq. metres (1107.8 sq. feet)

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.

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