



29 Elm Grove

| DE12 6HH | Offers In The Region Of £230,000

ROYSTON
& LUND

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





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.

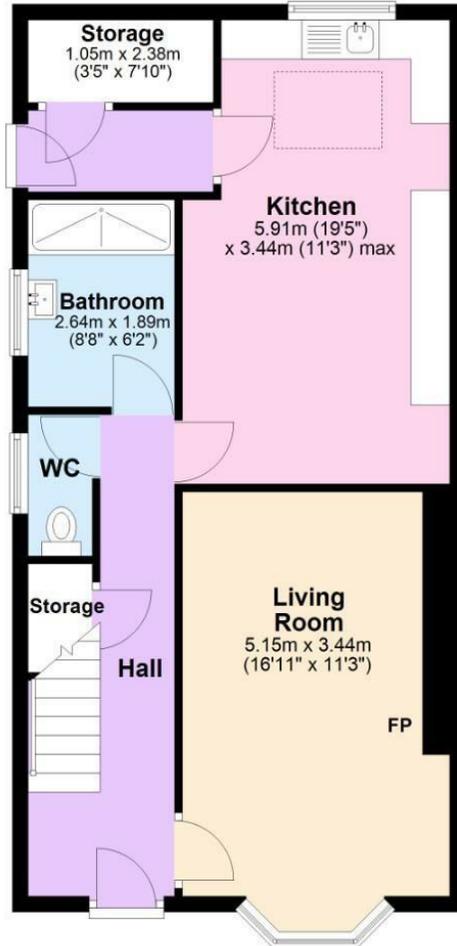
Upstairs, you'll find four bedrooms of generous proportions, offering flexible living arrangements for families, guests, or home office use.

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.



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



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



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



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND