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&L

107A Bosworth Road

Measham | DE12 7LQ | Guide Price £289,000

ROYSTON
& LUND

- Guide Price: £289,000 - £299,950
- Three-Bedroom Detached House
- Modern Family Bathroom
- South Facing Garden
- Council Tax: C // EPC: B
- NO UPWARD CHAIN
- Spacious Open Plan Kitchen/Dining Room
- Ground Floor WC
- Ample Off-road Parking
- Freehold





***Guide Price £289,000 to £299,950

Royston & Lund are delighted to present this modern and well-presented three-bedroom detached family home, offered to the market with a guide price of £289,000 - £299,950. Situated in a convenient residential location close to numerous local amenities, schools and transport links, this attractive property offers spacious accommodation throughout alongside a beautifully maintained rear garden and ample off-road parking, making it an ideal purchase for families and professional buyers alike.

Upon entering the property, you are welcomed directly into a bright and comfortable living room, providing an inviting space for relaxing and entertaining. To the rear of the property, the spacious open-plan kitchen/dining room offers excellent versatility with generous worktop space, fitted units and ample room for dining, while also benefiting from access out to the rear garden. A convenient ground floor WC further enhances the practicality of the home.

To the first floor, there are three well-proportioned bedrooms, all offering comfortable accommodation and flexibility for growing families, guests or home working. The bedrooms are served by a modern family bathroom featuring a bath with overhead shower.

Externally, the property enjoys a beautifully maintained lawned rear garden with patio seating area, ideal for outdoor dining, entertaining and enjoying the warmer months. To the side, a driveway provides off-road parking for three vehicles.

Combining stylish interiors, practical living space and an excellent location close to a wide range of amenities, this superb detached home represents a fantastic opportunity for buyers seeking a ready-to-move-into family property. Early viewing is highly recommended.

For more information: https://reports.sprift.com/property-report/?access_report_id=5297467

Freehold





Total area: approx. 74.9 sq. metres (806.6 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(69-80) C		
(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 (CO₂) 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

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& LUND**