



R  
&L

14 Headstock Drive

Castle Gresley | DE11 9FY | Guide Price £220,000

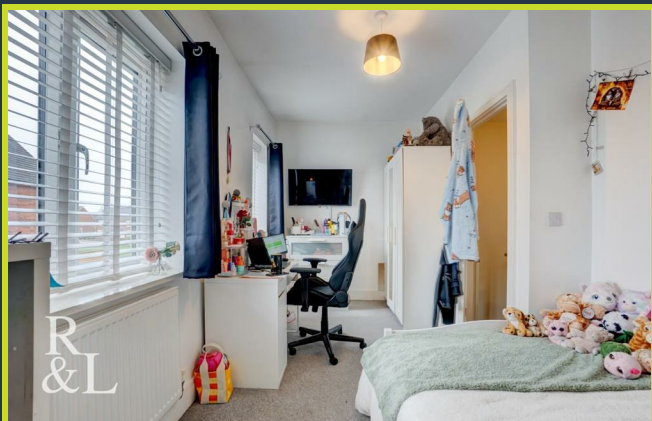
ROYSTON  
& LUND



- Guide Price £220,000 - £230,000
- Quiet Cul-de-Sac Locations
- Kitchen/Diner with French Doors to the Rear Garden
- Ample Off Road Parking
- Council Tax B
- Two-Bedroom Semi-Detached Home
- Spacious Lounge with Bay Window to the Front
- Larger than Average Garden
- EPC B
- Freehold







Guide Price £220,000 - £230,000

This well-positioned two-bedroom semi-detached home is tucked away in a private corner at the end of a quiet cul-de-sac, offering a peaceful setting within the development. The property benefits from ample parking to the front and enjoys one of the more private spots in the area.

Upon entering, you are welcomed into a pleasant entrance hallway, with a convenient cloakroom featuring a low-level WC and hand wash basin.

The spacious lounge is located to the front of the property and benefits from a bay window that allows plenty of natural light, along with stairs leading to the first floor.

To the rear, the kitchen diner provides a fantastic space for both cooking and dining. The kitchen is fully fitted with a range of stylish base and wall units with worktops over. This room enjoys views of the garden through a rear window and French doors, which open out onto a slightly larger-than-average rear garden with useful additional space to the side.

Upstairs, the property offers two generously sized double bedrooms along with a family bathroom.

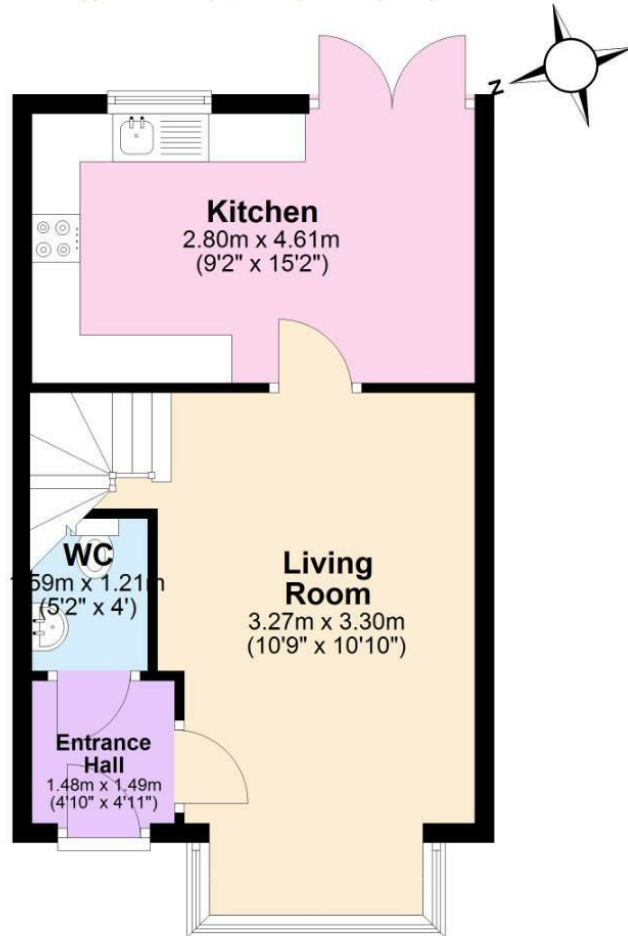
Ideally located, the home provides easy access to local amenities and excellent transport links to Burton upon Trent, Ashby-de-la-Zouch, and Swadlincote, making it a great choice for commuters and local living alike.

For More Information; [https://reports.sprift.com/property-report/?access\\_report\\_id=5099973](https://reports.sprift.com/property-report/?access_report_id=5099973)



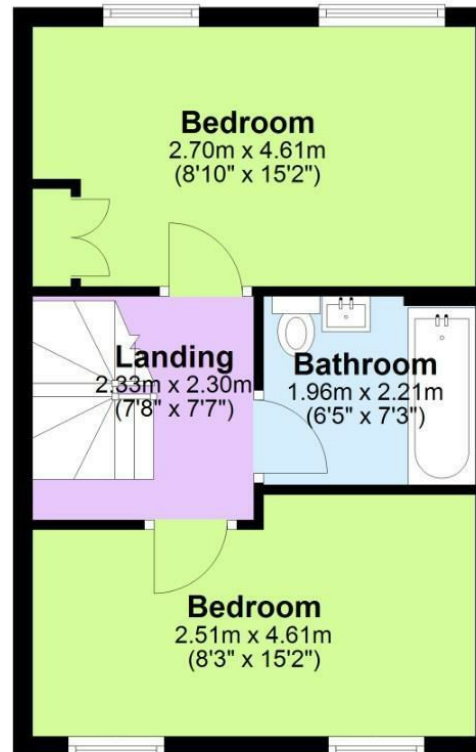
## Ground Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



## First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Total area: approx. 70.1 sq. metres (755.0 sq. feet)



## EPC

| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           | <b>96</b> |
| (81-91) <b>B</b>                                                | <b>82</b> |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| <b>England &amp; Wales</b> 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) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| <b>England &amp; Wales</b> 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**