



26 Main Street

| DE11 8AE | Guide Price £220,000

**ROYSTON
& LUND**

- Guide Price of £220,000 to £230,000
- No Upward Chain
- Two/Three Bedroom Semi-Detached Bungalow
- Sizable Living Room
- Kitchen With Integrated Appliances
- Garage & Driveway
- Private Rear Garden
- EPC Rating - D
- Council Tax Band - B
- Freehold





Guide Price £220,000 to £230,000 -
No Upward Chain

Upon entering through the front door, you're welcomed directly into the kitchen, fitted with a range of wall and floor cabinet integrated appliances, and stylish spot lighting. Just adjacent, a spacious living room with a feature fireplace. A central hallway leads to three well-proportioned bedrooms, offering flexibility for family use. A dining room/bedroom has access to the garden. Completing the interior is the shower room.

Externally, the property benefits from its own driveway and front garden. To the rear, you'll find a private garden area, along with a link-detached garage providing excellent storage or additional parking.



Total area: approx. 87.0 sq. metres (936.8 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(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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