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2 Herbert Drive

Hartshorne | DE11 7FH | Offers In The Region Of £280,000

ROYSTON
& LUND

- Offers in the Region £280,000
- Two Bathroom with First Floor WC
- Master Bedroom with En Suite Shower
- Close to Numerous Amenities
- Tax Band: C
- Four Bedroom Home adjacent to Countryside Walks
- Modern Kitchen/Diner with Built-in Appliances
- Single Garage and Driveway for Multiple Vehicles
- EPC: B
- Freehold





An exceptional four-bedroom semi-detached home, offering generous living space and ready for immediate occupation, this property is perfectly suited to modern living, adjacent to stunning countryside walks.

The property opens into a welcoming entrance hallway, providing access to a contemporary kitchen/diner, a convenient ground floor WC, and a spacious living room to the rear. A staircase leads to the first floor.

The modern kitchen/diner is well-appointed with ample storage and workspace, alongside integrated appliances including an oven, hob, fridge/freezer, washing machine and dishwasher. To the rear, the living room is filled with natural light and offers a comfortable setting for everyday living, with patio doors opening directly onto the garden and patio area.

On the first floor, the landing leads to two well-proportioned bedrooms, a family bathroom, and a versatile smaller bedroom - ideal as a home office or guest room. The bathroom is fitted with a bath and overhead shower, designed with practicality in mind.

The second floor is dedicated to the impressive master suite, featuring a spacious bedroom with a charming gable window and excellent storage potential. A private en-suite shower room benefits from a skylight, enhancing the sense of space and natural light.

Externally, the rear garden is a mixture patio slabs, flower beds and lawn with fenced boundaries, providing a secure and private space for outdoor enjoyment. The property also benefits from a single garage and a driveway offering off-road parking for at least two vehicles.

For More Information: https://reports.sprift.com/property-report/?access_report_id=5119193

****Please note annual service charge may apply****





EPC

Energy Efficiency Rating

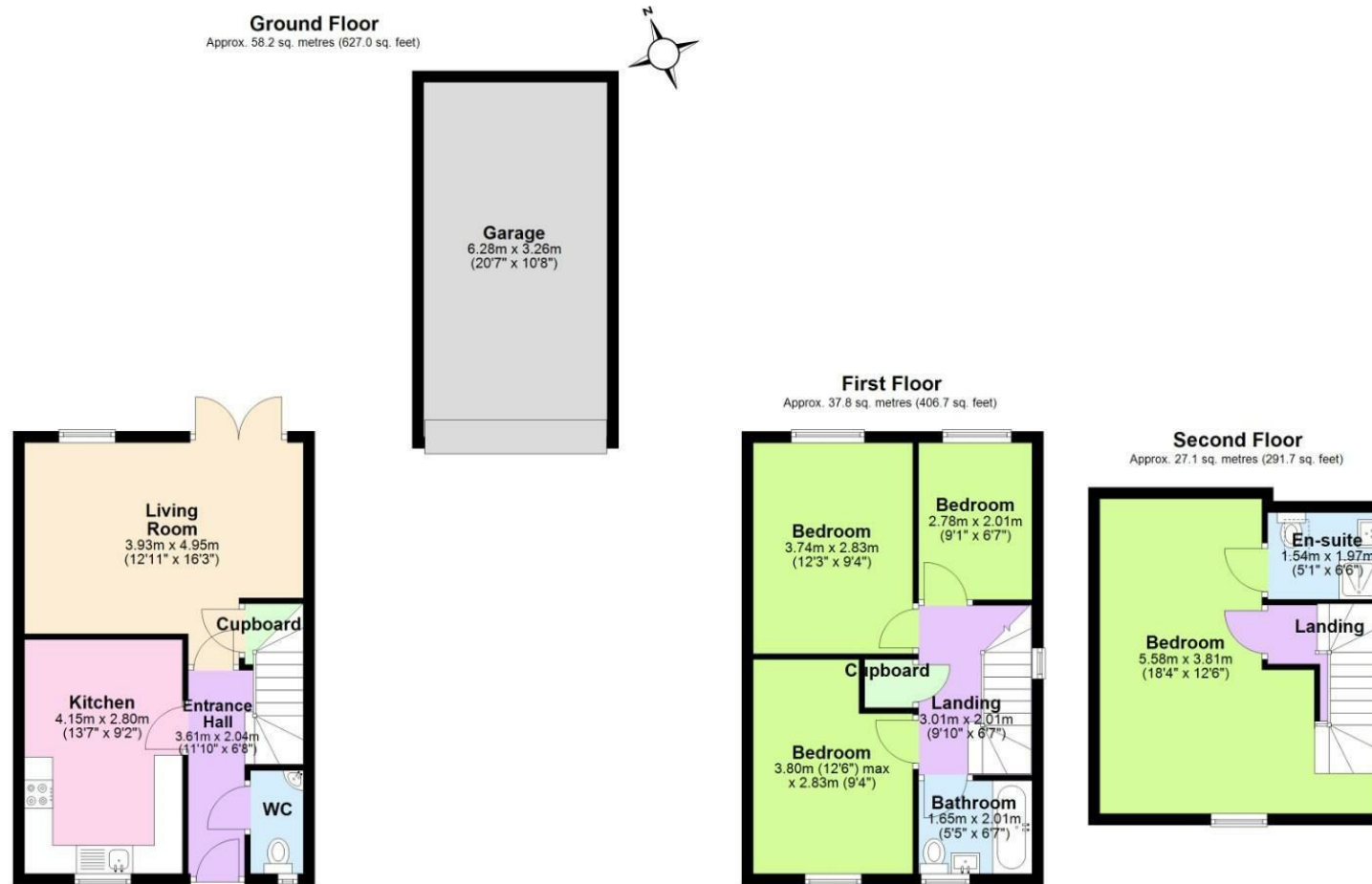
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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