



17 Storkit Lane

Wymeswold | LE12 6XR | Price Guide £249,950

ROYSTON
& LUND

- Village Location
- Modern three storey home
- High quality fixtures and fittings
- Situated in Wymeswold
- EPC rating B - Freehold
- Three double bedrooms
- Landscaped rear garden
- No Onward Chain
- Downstairs WC
- Council tax band C





There is a guided video tour of this property. Please contact Royston and Lund directly to view it

Offered to the market with no onward chain.

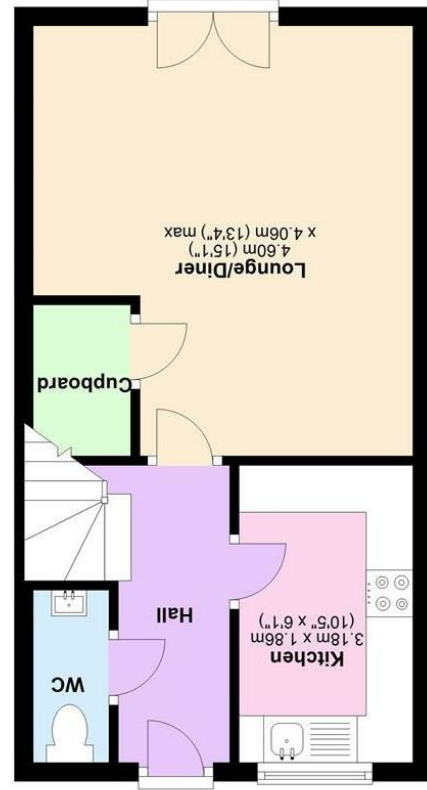
A modern three storey, three double bedroom semi-detached residence set in a quiet development on the outskirts of the picturesque village of Wymeswold in Leicestershire. Having been well maintained by the current owners and been finished with some high quality fixtures and fittings, this property is not one to miss.

The property briefly comprises an entrance hallway with cloakroom, modern kitchen with integrated siemens appliances and a lounge / diner with double doors leading out onto the rear. To the first floor there are two double bedrooms and a three piece bath suite with dual shower over the bath including a waterfall shower head. Finally to the second floor is the main bedroom with built in storage.

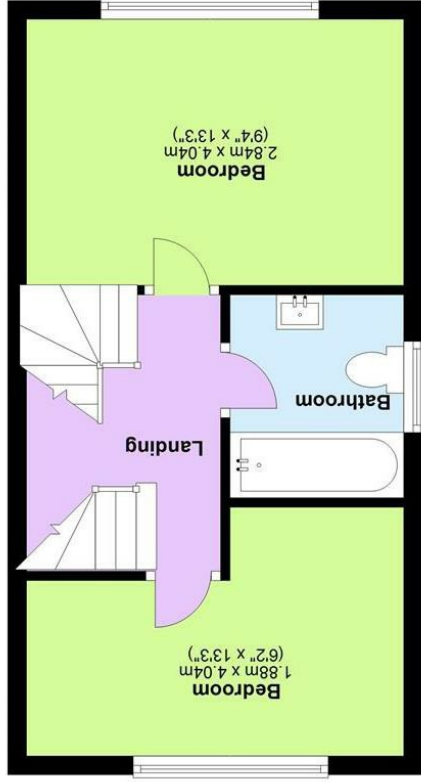
To the front there are two parking spaces with one being just to the left hand side when looking at the property and the other in the far left corner when looking away from the property, so there would be no cars parked directly in front of this house at any point. To the rear there is a landscaped garden with patio and fenced boundaries.



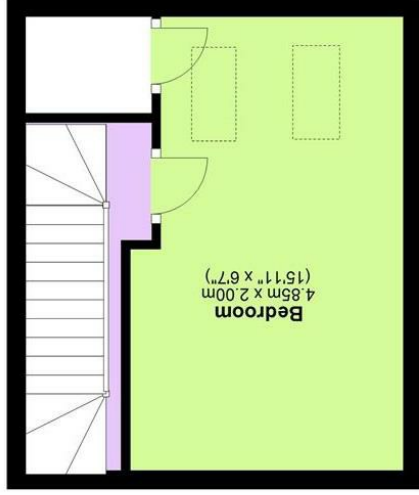
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



Approx. 32.0 sq. metres (344.4 sq. feet)



Approx. 31.8 sq. metres (342.2 sq. feet)



Approx. 18.7 sq. metres (201.4 sq. feet)

Total area: approx. 82.5 sq. metres (888.0 sq. feet)

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Potential	Current
96	84
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very environmentally friendly - lower CO2 emissions	
Potential	Current
98	86
Environmental Impact (CO ₂) Rating	

EPC

