



1 Lavender Lane, Melbourn
Royston

Guide Price **£375,000**





1 Lavender Lane

Melbourn, Royston

Ensum Brown offer for sale this 2-bedroom semi-detached home, close to amenities in Melbourn, with a lounge/diner, kitchen, cloakroom, bathroom, large garden, and parking for 2 cars.

- Semi Detached Home
- Lounge/Diner
- Two Double Bedrooms
- Perfect For First Time Buyers
- Remaining NHBC Warranty
- Driveway Parking
- Potential To Extend Subject To Planning
- Large Garden
- Move Straight In
- Must View

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Melbourn, Royston

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this spacious 2-bedroom semi detached family home, close to shops and schools in the sought-after village of Melbourn. This modern property belongs to a new build development and offers an excellent first-time purchase opportunity, enjoying a lounge/dining room, a separate kitchen, a cloakroom WC, 2 well-proportioned double bedrooms, a family bathroom, a large rear garden, and off-road parking for 2 cars.

This well-presented property enjoys a pleasant and tidy frontage, front borders of decorative bark and shrubs, and space for potted plants. Upon stepping inside, the entrance hallway is bright and nicely decorated, with attractive wood flooring, inset lighting, stairs to the first floor, and doors through to the downstairs living space, including a downstairs cloakroom.

The kitchen is a very good size, enjoying a window to a front aspect, a range of modern base and wall units, laminate worktops, tiled flooring and splashbacks, pendant lighting, an extractor hood, an integrated oven and gas hob, and space for a fridge/freezer, a washing machine, and other smaller kitchen appliances.

The lounge/dining room is very bright and spacious, enjoying a window and a door to a lovely garden aspect, attractive neutral decor, wood flooring, pendant lighting, and ample space for a variety of lounge, dining and storage furniture.

Upstairs to the first floor, this spacious property continues to offer impressive accommodation, with 2 well-proportioned double bedrooms, integrated storage, and a family bathroom, comprising a bath with an overhead shower, a WC and a hand wash basin.

Outside, to the rear, the garden is an excellent size, fully enclosed by fencing and offering a lovely sunny spot to sit and relax after a busy day. It is laid to lawn and paved patio areas, with a covered pergola, providing ample space for garden furniture, cooking meals al fresco and entertaining guests. There is gated side access back to the front of the property, access to a large shed, and plenty of scope for future owners to put their own stamp on things.





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Council Tax band: D

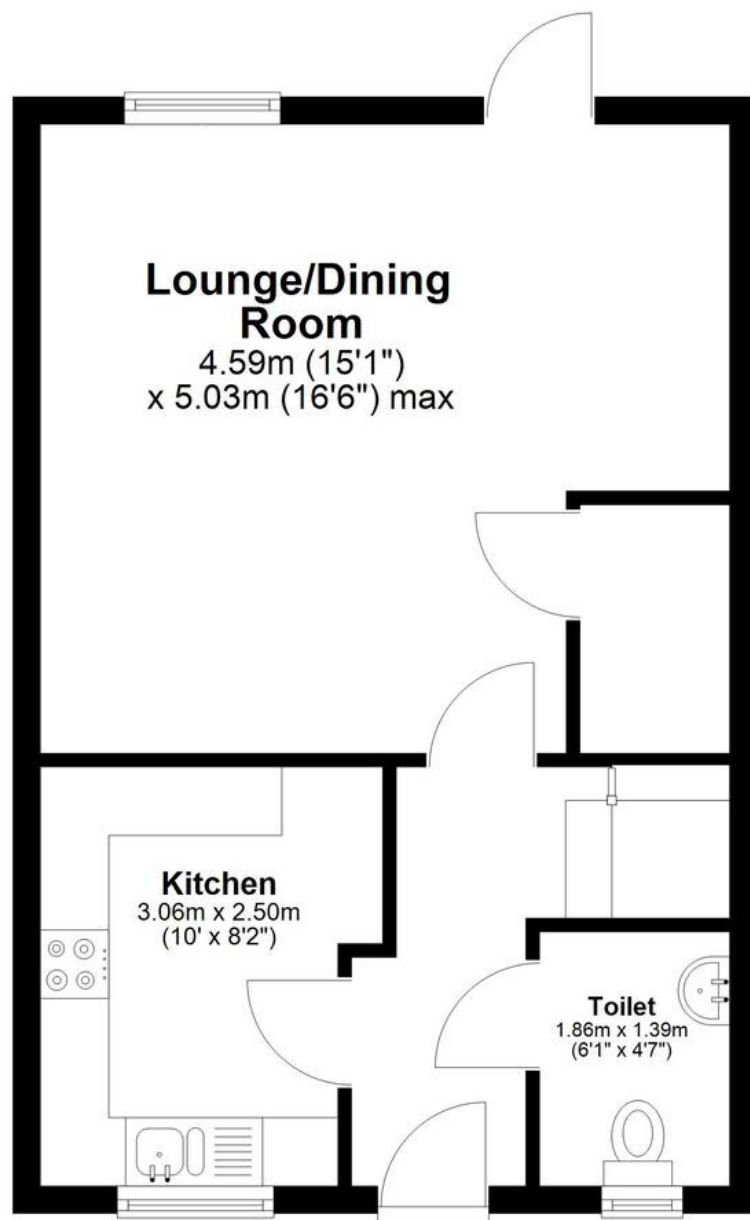
Tenure: Freehold

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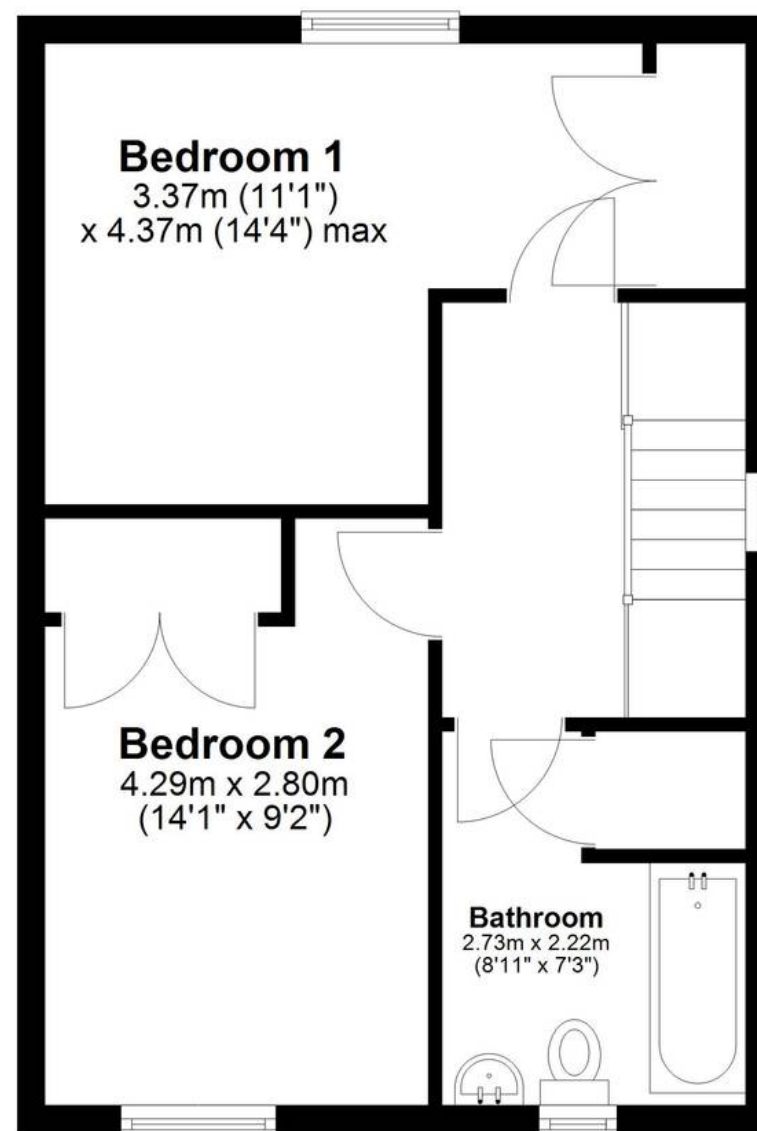
Ground Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 78.7 sq. metres (847.3 sq. feet)



Ensum Brown

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