



## 14 Lindsay Close, Royston

Royston

In Excess of £367,500







## 14 Lindsay Close

Royston, Royston

Ensum Brown offer for sale this 3-bedroom semi-detached home in Royston, with a kitchen/diner, a lounge, a bathroom, a private rear garden, a single garage, and off-road parking.

- Garage & Driveway
- Semi-Detached
- Kitchen/Diner
- Large Lounge
- Well Regarded Location
- Three Bedrooms
- Close to Amenities
- Viewing Highly Recommended



# 14 Lindsay Close

Royston, Royston

## Property Insight

Ensum Brown are delighted to offer for sale this 3-bedroom semi-detached family home in the town of Royston. This property is just a short walk to the mainline train station and other excellent amenities, enjoying an open-plan kitchen/dining room, a large lounge, 2 double bedrooms and 1 single bedroom, a family bathroom, a private rear garden, a single garage, and off-road parking.

This spacious semi-detached property enjoys a pleasant and tidy frontage, with a well-maintained front garden and steps leading down to the front door. Upon stepping inside, the entrance hallway is bright and welcoming, with room for furniture, wood flooring, space for coats and shoes, inset lighting and a door through to the downstairs living space.

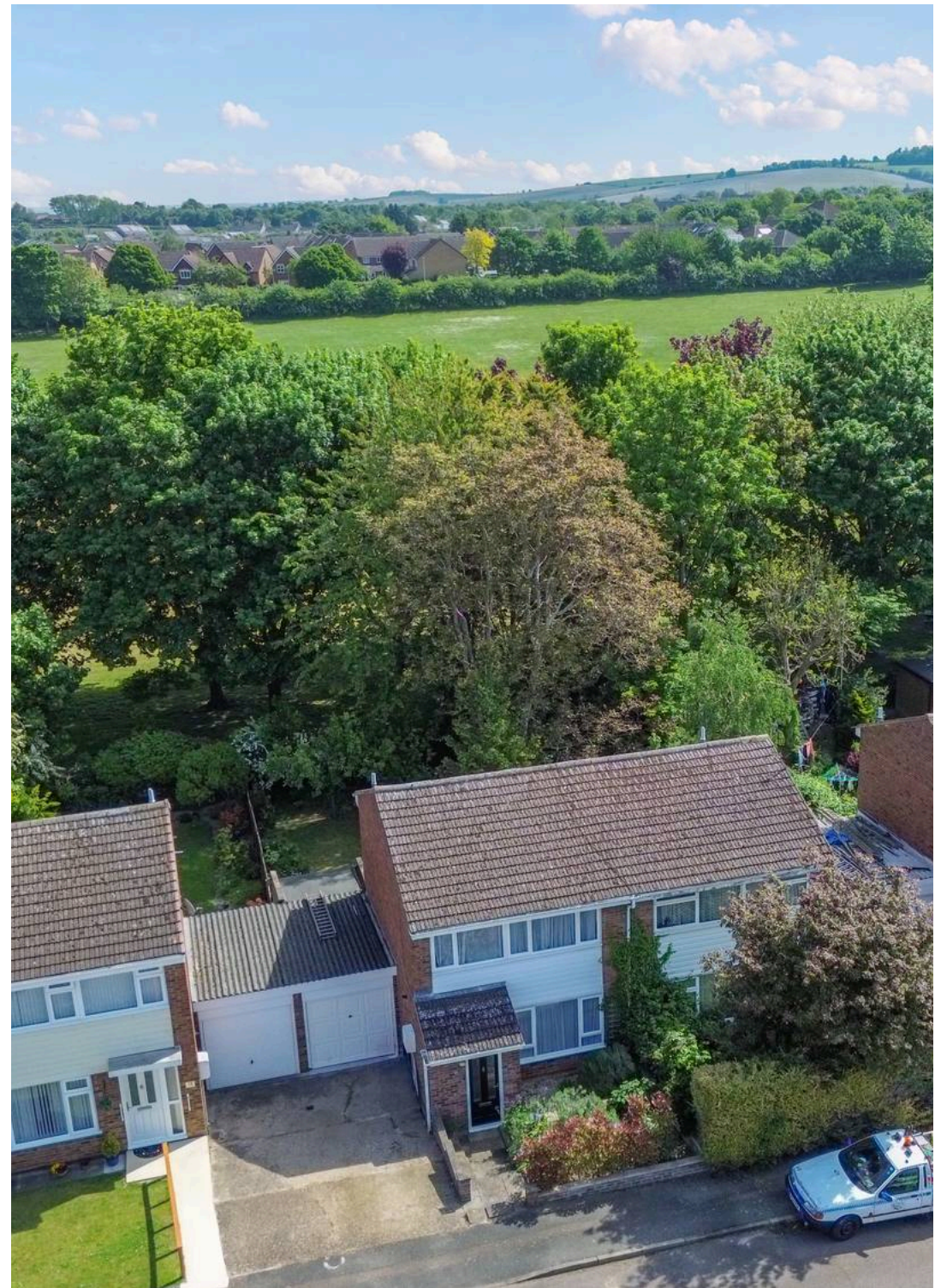
The kitchen/dining room is a very good size, benefiting from a window and double French doors to a garden aspect, a range of base and wall units, laminate worktops, a breakfast bar, tiled flooring and splashbacks, spot lighting, an integrated extractor fan, and space for a dishwasher, dining setting and other small kitchen appliances.

The lounge is equally very sizeable, with a large window to a front aspect, a gas fireplace, wood flooring, pendant lighting, integrated storage, and ample room for a variety of lounge and storage furniture.

Upstairs to the first floor, this spacious home continues to impress, with 2 well-proportioned double bedrooms, 1 single bedroom, integrated storage, and a family bathroom comprising a bath with an overhead shower, a hand wash basin and a WC.

Outside, to the rear, the garden is an excellent size, fully enclosed by fencing and mature trees and offering a lovely space to sit and relax in the sunshine. It is laid mainly to lawn, with paved patio by the house, providing ample space for garden furniture, enjoying meals al fresco and entertaining guests. There are established borders and raised planters, full of flowers and shrubs, access through to the garage, and plenty of scope for new owners to put their own stamp on things.

**Location - Royston**







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Council Tax band: C

Tenure: Freehold

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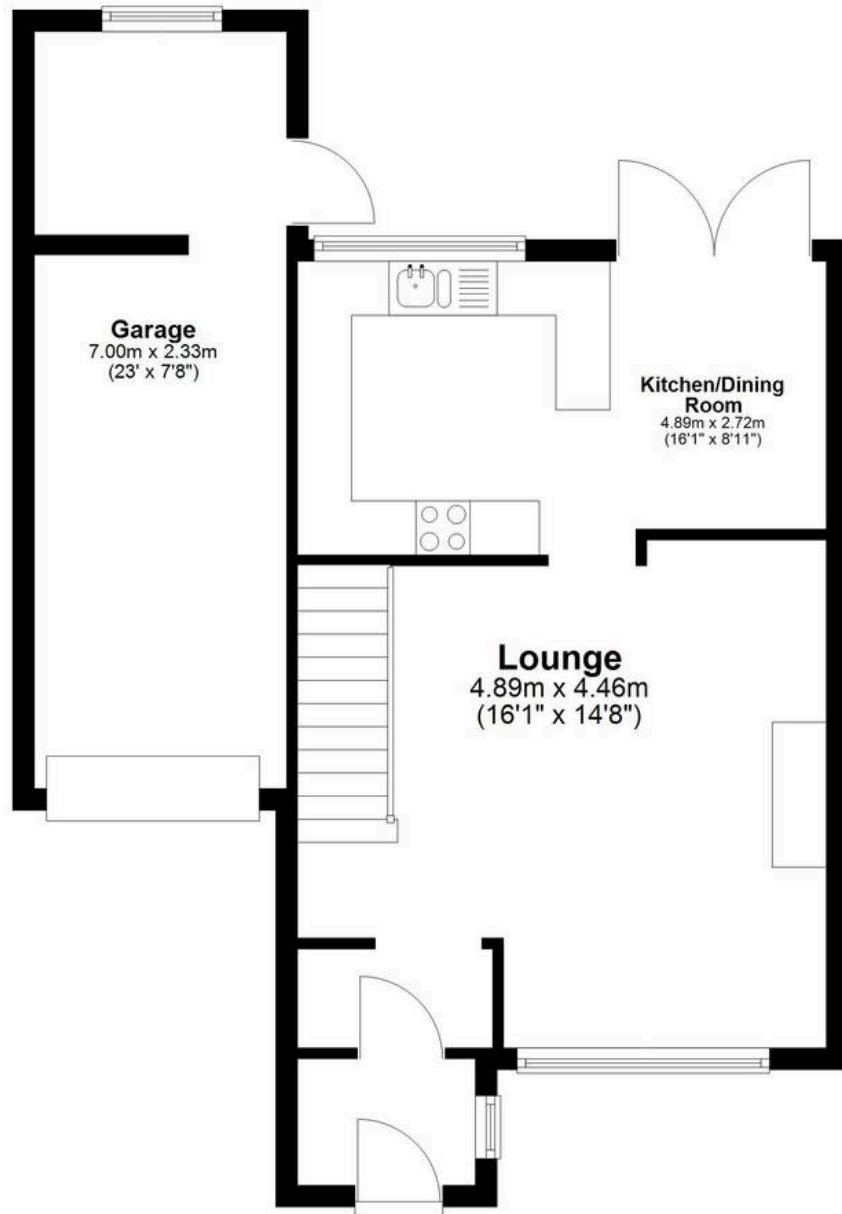






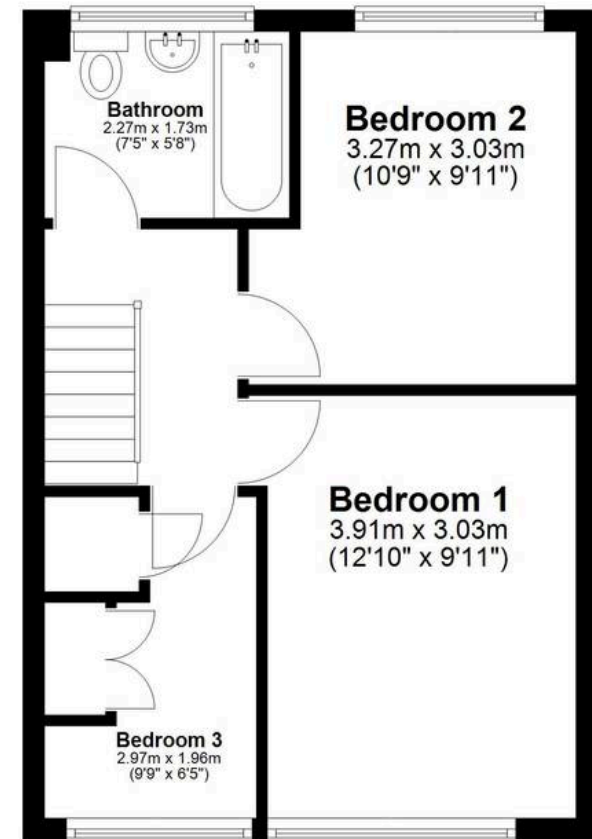
## Ground Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



Total area: approx. 90.3 sq. metres (971.6 sq. feet)





## Ensum Brown

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