



**41 Richmond Road, DN5 8SX**  
**£195,000 Offers In Region Of**  
**Tenure Freehold**

- Low maintenance garden
- Off Road Parking
- Open plan kitchen / dining area
- Extended
- Beautifully presented
- Garage
- Bi-fold doors

This beautifully extended family home on a popular and convenient roadway in Scawsby has everything a family could need. Extended to the ground floor, the large kitchen diner with its bi-fold doors across the rear is the perfect entertaining and family area with an abundance of space and light. The kitchen has ample cupboard space embedded in the contemporary fitted units and the central island. Also on the ground floor is a stylish and tasteful lounge with log burning stove, and a modest entrance hall. Upstairs on the first floor there are two double bedrooms both equally as chic. There is also a contemporary and crisp bathroom with a large shower enclosure. The property also boasts a loft conversion with staircase and velux window that is large enough to be used as a third double bedroom.

Externally the property has a low maintenance garden with indian stone paving and large patio. There is also a separate garage perfect for additional storage needs. Internal viewing is highly recommended, please contact Welcome Homes to book



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	83
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC