



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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# Campbell Lane, Pitstone

Offers Over £475,000

3 2 1

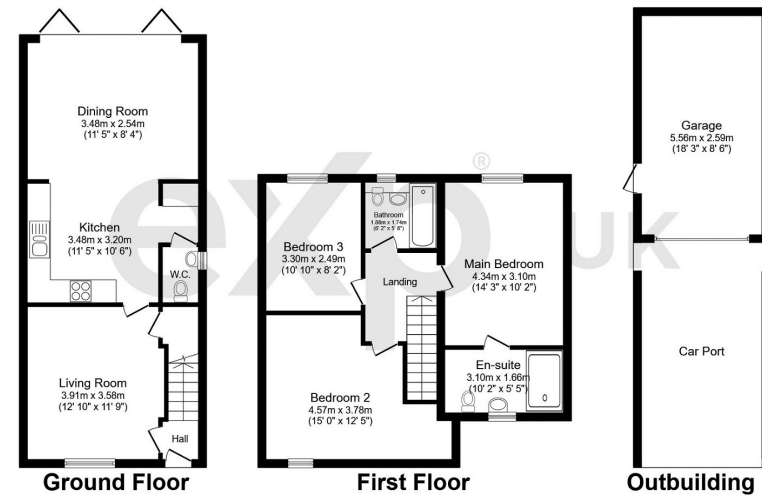


- Three bedroom home
- Bi-folding doors
- Garage
- Smart home technology
- Watch the video tour!
- Stunning kitchen-diner
- Main bedroom and ensuite
- Low maintenance and stylish garden
- Beautifully presented throughout
- Please quote JB0294 if enquiring through Rightmove or Zoopla.





Jon-Paul Brampton presents.....impeccable style and finish in this impressive & extended three bedroom family home in picturesque Pitstone.



Total floor area 119.5 sq.m. (1,287 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

#### Energy performance certificate (EPC)

81 Campbell Lane Pitstone LEICESTER BUZZARD LE17 8PT	Energy rating <b>C</b>	valid until: 8 June 2033 Certificate number: 0814-3027-7268-8717-0260
Property type	Mid terrace house	
Total floor area	93 square metres	

#### Rules on letting this property

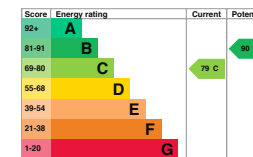
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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