

SUPERIOR HOMES

ROYSTON & LUND



8 Fairham Avenue

Gotham | NG11 0JB

Guide Price £595,000

Royston and Lund are pleased to market this extended, detached, four bedroom bungalow finished to a high standard throughout and located in the highly sought after village of Gotham.

The property is entered through the porch where you step into the lounge, benefitting from a bay fronted window. The lounge leads to the hallway which provides access to all bedrooms, shower room, which consists of a shower, wash basin and W/C, and at the end of the hallway is the kitchen. The kitchen benefits from integrated appliances and has French doors into the dining area and access into the storage room.

The bungalow has been extended to create the space for the dining area, utility, storage room and even a cinema! The main bedroom has glass sliding doors into the sun room and features an en-suite bathroom, comprising of a bath, wash basin and W/C.

Featuring off-street parking for at least six cars, the property has a decking area in the rear garden with generous lawn space and bricked patio area. The sun room features a firepit and full electrics with a TV and dining furniture.





- Detached Four Bedroom Bungalow
- Family Shower Room and En-Suite Bathroom
- Extension to the Side and Rear
- Landscaped Garden with Decking Area
- Off-Street Parking
- Easy Access to the M1
- Local Primary Schools
- Freehold
- EPC Rating E
- Council Tax Band E





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Gotham is a quiet village on the borders of Nottinghamshire and Leicestershire with local amenities including a village shop, well regarded primary school and a choice of pubs as well as having easy access to the countryside.

Situated with easy access to the A453, A52 and A60 Nottingham, Leicester and Derby are all easily commutable with the M1 and East Midlands Airport easily accessible.



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.

| England & Wales | |
|---|---|
| Current | Potential |
| Very energy efficient - lower running costs | Very environmentally friendly - lower CO2 emissions |
| (92 plus) A | (92 plus) A |
| (81-91) B | (81-91) B |
| (69-80) C | (69-80) C |
| (55-68) D | (55-68) D |
| (39-54) E | (39-54) E |
| (21-38) F | (21-38) F |
| (1-20) G | (1-20) G |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |

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| (21-38) F | (21-38) F |
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| Not environmentally friendly - higher CO2 emissions | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|---|
| Current | Potential |
| Very environmentally friendly - lower CO2 emissions | Very environmentally friendly - lower CO2 emissions |
| (92 plus) A | (92 plus) A |
| (81-91) B | (81-91) B |
| (69-80) C | (69-80) C |
| (55-68) D | (55-68) D |
| (39-54) E | (39-54) E |
| (21-38) F | (21-38) F |
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EPC



Ground Floor
Approx. 228.1 sq. metres (245.3 sq. feet)

Total area: approx. 228.1 sq. metres (245.3 sq. feet)

