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Charnwood Widmerpool Road  
Wysall | NG12 5QW | Guide Price £375,000

**ROYSTON  
& LUND**



- Link-Detached Bungalow
- No Upward Chain
- Lounge & Dining Area
- Landscaped Rear Garden
- EPC Rating D - Freehold
- Two Double Bedrooms
- Kitchen & Utility Room
- Driveway & Garage
- Shower Room & Bathroom
- Council Tax Band D







GUIDE PRICE OF £375,000 - £399,950

Royston and Lund are delighted to offer to the market this well positioned two double bedroom bungalow in the highly sought after village of Wysall. The property is sold with no upward chain and benefits from off street parking to the rear, as well as a single garage. Wysall is a quaint village with a fantastic local pub, The Plough, and is surrounded by lovely countryside offering space for walks and bike rides.



Entering into the hallway there is access into the kitchen, utility room and the rear garden. The kitchen diner benefits from an integrated double oven, hob and extractor fan with space for a range of free standing appliances. From the dining area there are double doors that open into the lounge that features electric fire.

Towards the end of the hallway there are two well proportioned double bedrooms that both benefits from built in wardrobes, there is a three piece shower room (formally bedroom three) that consists of a shower, WC and wash basin, with a further bathroom consisting of a bath, Wc and wash basin.

Towards the rear of the property there is an enclosed landscaped garden with a seating area, mature shrubs, lawn and fenced boundaries.

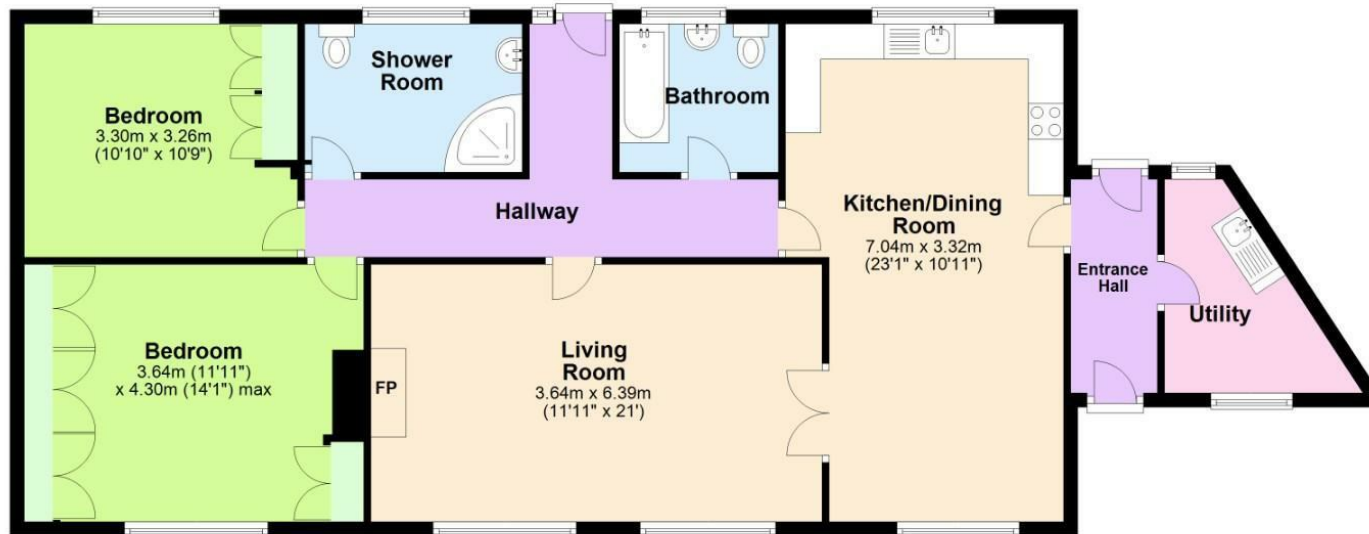


### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

### Ground Floor

Approx. 113.4 sq. metres (1220.9 sq. feet)



Total area: approx. 113.4 sq. metres (1220.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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.

# ROYSTON & LUND