



103 Loughborough Road

Bradmore | NG11 6PA | Guide Price £550,000

ROYSTON  
& LUND



- Guide Price Range £550,000 - £575,000
- Stunning Countryside Views
- Village Location South of Ruddington
- Double Glazing Throughout
- Freehold - EPC Rating D
- Period Family Home with Barn Conversion
- Excellent Transport Links
- Gas Central Heating
- Detached Home Office
- Council Tax Band E







Guide Price Range £550,000 - £575,000

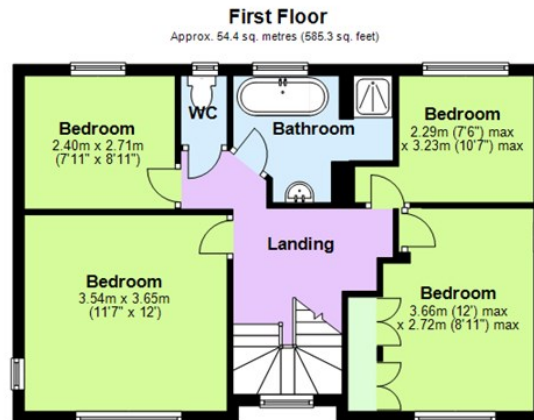
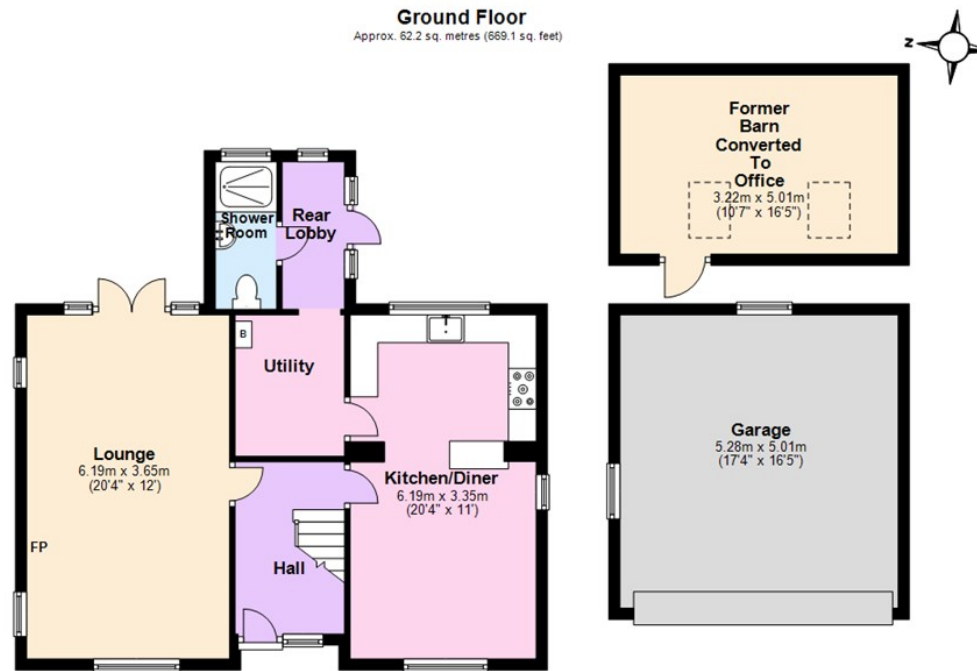
Royston & Lund are thrilled to present this captivating four-bedroom period family home nestled within the highly sought-after South Nottinghamshire village of Bradmore. Bradmore epitomizes the quintessential English village lifestyle, offering a serene rural setting with effortless access to key destinations such as East Midlands Parkway, East Midlands Airport, the M1, M42 motorways, and the Nottingham tram network. Moreover, residents can relish in delightful countryside strolls right at their doorstep, making this locale an idyllic place to reside, all while conveniently situated a mere 10-minute drive from West Bridgford.

In summary, this immaculate property comprises an inviting open porch, a welcoming entrance hall, a dual-aspect spacious lounge adorned with French doors leading to the rear garden, a kitchen diner with a range of units, convenient utility room, and a downstairs shower room/WC.

Ascending to the first floor, you are greeted by a spacious landing granting access to four well-proportioned bedrooms. The bedrooms are complemented by a separate WC and the family bathroom which includes a three piece white suite.

Positioned on a generous plot, the residence offers views of the rolling countryside to the rear, while providing ample parking facilities at the front. A detached brick-built barn is now converted into a home office and boasts Velux windows that bathe the space in natural light, complemented by power and lighting provisions. The garden includes a vast lawn space and a decked area which is ideal for garden furniture. Lastly there is a double garage with a wooden boarded inspection pit and a driveway to the front for multiple cars.





Total area: approx. 116.5 sq. metres (1254.4 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.



**EPC**

**Energy Efficiency Rating**

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>82</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>60</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales** 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 |         |           |

**England & Wales** EU Directive 2002/91/EC

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**