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&L

4 Church View Loughborough Road

Bunny | NG11 6QS | Price £265,000

ROYSTON
& LUND

- *NO CHAIN*
- Three Double Bedrooms
- Spacious Accommodation
- Low Maintenance Rear Garden
- EPC Rating C
- Situated In Bunny
- Three-Storey
- D/S WC - Bathroom - En-suite
- Freehold
- Council Tax Band D





NO CHAIN

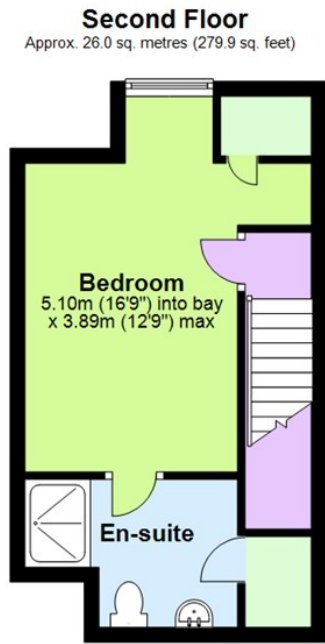
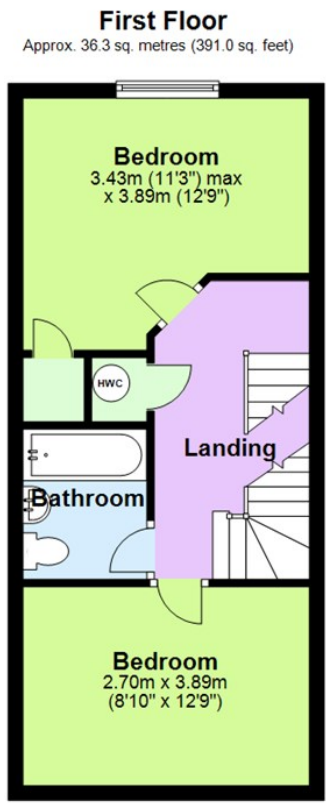
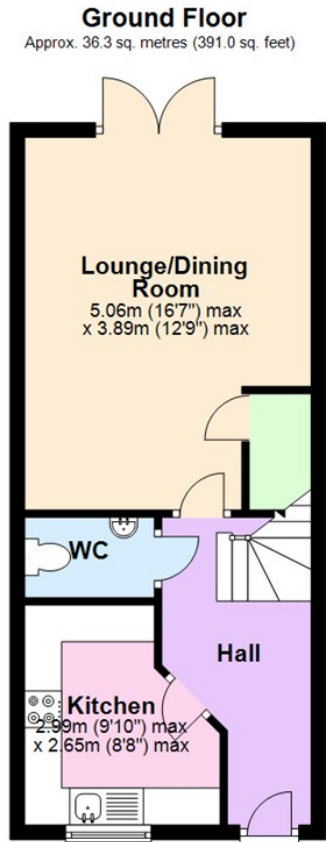
Royston & Lund are pleased to offer this property situated in the charming village of Bunny. This delightful three-storey mid townhouse boasts a trio of spacious double bedrooms. Positioned for effortless commutes to Nottingham and Loughborough, this residence is ideal for either a burgeoning family or a dynamic professional duo. Amenities nearby also include a stones throw from a local pub as well as frequent bus routes to surrounding areas.



Upon stepping through the front door, a welcoming hallway greets you, complete with the added convenience of a ground floor WC. From here, you seamlessly transition into the accommodation which includes the kitchen and the lounge/dining room. The fully fitted kitchen is thoughtfully outfitted with integrated appliances including a cooker, hob, extractor fan, dishwasher, and a fridge/freezer. Meanwhile, the lounge/diner offers a built-in storage beneath the stairs and French doors that open onto the patio.

Ascend to the first floor, where two generously proportioned double bedrooms await alongside a three piece white suite bathroom boasting a bath with overhead shower, WC, and wash basin. Completing the accommodation is the second floor, where a further double bedroom beckons, accompanied by an en-suite shower room/WC.

Stepping outside, a low maintenance south west-facing garden awaits which is situated all within the privacy of its fenced boundaries. Adding to the allure, a communal car park at the rear offers two allocated parking spaces exclusively reserved for this residence, ensuring convenience.



Total area: approx. 98.6 sq. metres (1061.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

