



12 Victoria Road

Bunny | NG11 6QF | Guide Price £425,000

ROYSTON  
& LUND

- Guide Price: £425,000 - £435,000
- Highly Sought After Village - Cul de Sac
- Village Primary School
- Three Double Bedrooms + Single Bedroom
- EPC Rating D - Freehold
- Extended Semi-Detached Home
- Landscaped Southerly Facing Garden
- Modern Kitchen + Home Office
- Downstairs WC
- Council Tax Band C





Guide Price: £425,000 - £435,000 - No Upward Chain

Royston and Lund are delighted to offer to the market this extended semi-detached family home in the highly sought after village of Bunny. Situated on a Cul-de-Sac that has direct access to green space, allotments & moor walks, the property has off street parking for up to three vehicles and is immaculately presented throughout. Bunny sits on the A60 which allows great transport links into Nottingham and Loughborough.



Entering into the hallway that benefits from built in storage, there is access into the lounge, kitchen and stairs to the first floor. The lounge has a bay window to the front and a feature log burner, the kitchen area has a range of fully integrated appliances including an oven, gas hob, dishwasher, wine cooler, fridge & freezer. Off the kitchen area there is a storage room and a downstairs WC. Across the rear there is a dining family room and access to a study.

To the first floor there are two double bedrooms that both have built in storage, a single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the second floor there is a further double bedroom.

At the rear of the property there is a private landscaped garden that has a sunny south-easterly facing aspect and a greenhouse. There is a graveled seating area, lawn, mature shrubs, trees and a decked area towards the end of the garden that enjoys the evening sun.



Total area: approx. 148.9 sq. metres (1602.4 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.

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.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C	67		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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