



"Gregalach", Littlemoor Lane

Bradmore | NG11 6PS | Guide Price £395,000 to £465,000

**ROYSTON  
& LUND**

- Unobstructed West Facing Views Across the Rear
- Three Bedrooms
- Detached Chalet Bungalow
- Quiet Location
- EPC Rating E
- No Upward Chain
- Off Street Parking + Garage
- Two Reception Rooms + Conservatory
- Freehold
- Council Tax Band D





Royston & Lund are delighted to offer to the market this three bedroom detached chalet bungalow, tucked away on a quiet lane in the highly sought after village of Bradmore. The property has unobstructed, expansive west facing countryside views spanning across the rear and is sold with no upward chain. Bradmore village sits off the A60 and allows fantastic access to Nottingham & Loughborough.



Entering into the hallway there is access to both reception rooms, bathroom, kitchen, ground floor bedroom and stairs to the first floor. The lounge features a bay window to the front and the ground floor bedroom also benefits from a bay window. The dining room has sliding doors onto the rear patio.

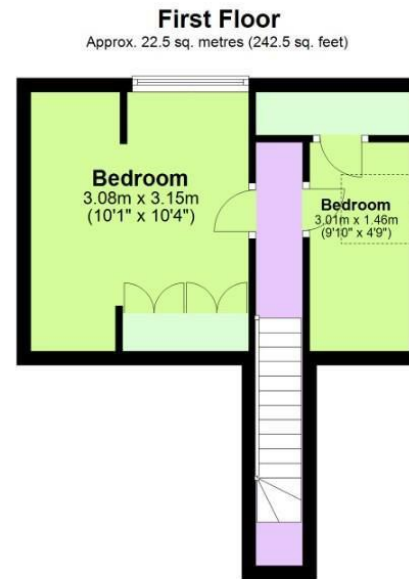
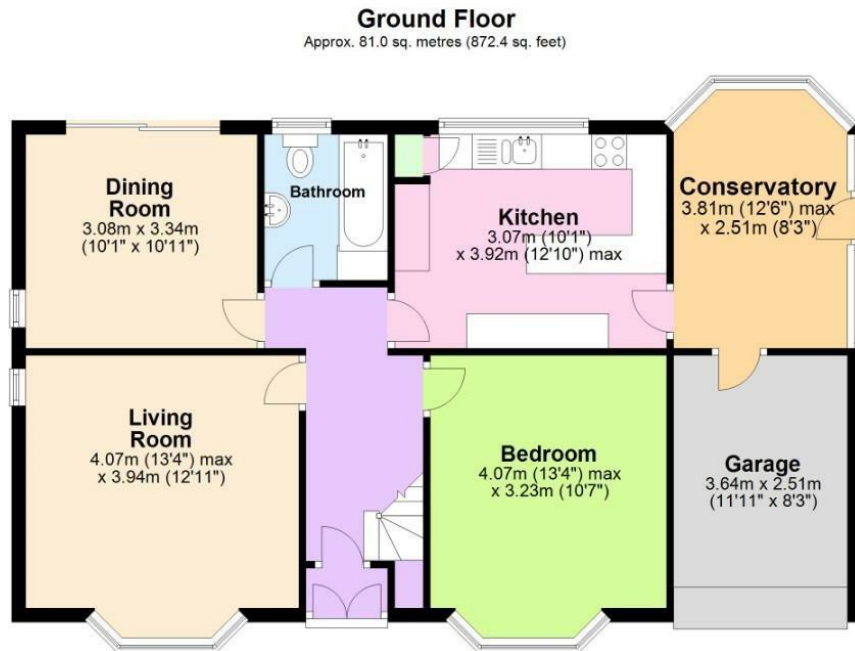
The kitchen benefits from an integrated low level oven, hob, extractor fan, dishwasher and a washing machine, while also allowing access to the conservatory. To the first floor there is a further double bedroom and a single bedroom that both have built in storage.

To the front of the property there is a garden and driveway with a integral garage. To the rear there is a landscaped garden with a patio area, lawn, mature shrubs, hedges and fenced boundaries.



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>53</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	



Total area: approx. 103.6 sq. metres (1114.9 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**