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&L

38 Main Street

Bradmore | NG11 6PB | Asking Price £550,000

ROYSTON  
& LUND

- Detached Family Home
- Three Bedrooms
- Large Lounge
- Driveway
- EPC Rating C
- Modern Accommodation
- Open Plan Kitchen
- Wrap Around Gardens
- Freehold
- Council Tax Band E





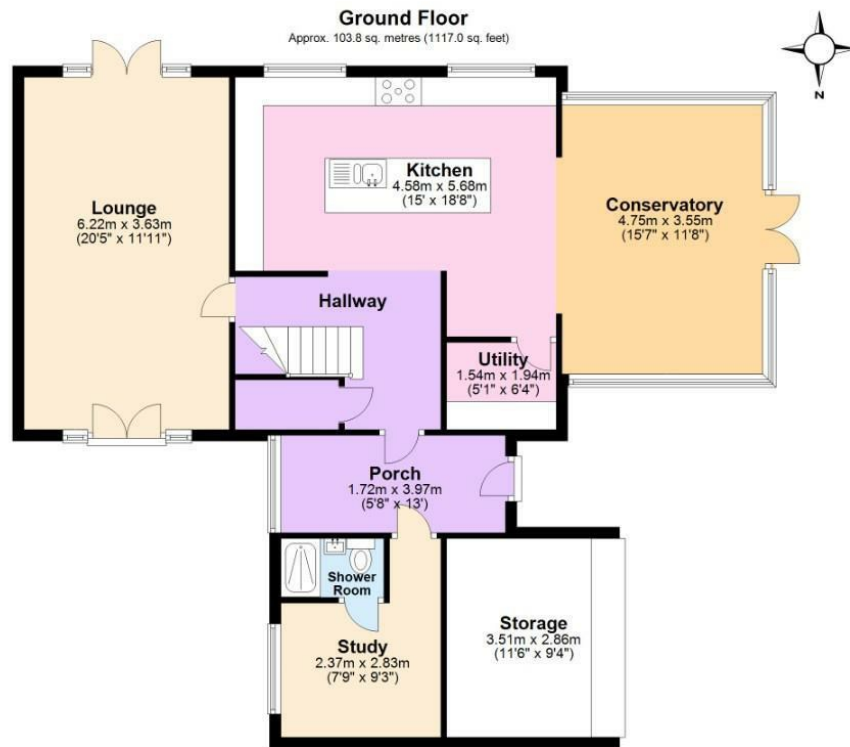
Royston & Lund are delighted to market this beautifully presented three bedroom detached house nestled in the picturesque village of Bradmore. The house boasts a contemporary design and a thoughtful layout, offering a perfect blend of comfort and style.

The internal accommodation comprises a welcoming porch off which there is a versatile space currently set up as a study but which could easily be used as a downstairs bedroom with an en-suite shower room to the left and to the right an entrance hallway with useful storage cupboard and stairs up to the first floor. In turn the entrance hallway gives access to a full length dual aspect reception room with French Doors at both ends opening to the front and back gardens as well as a stunning kitchen/diner with a range of integrated appliances featuring a convenient centre island. Off the kitchen is a separate utility room. Adjacent to the kitchen there is a delightful conservatory, offering a bright and airy space to enjoy the surrounding views.

To the first floor there are three double bedrooms and a family bathroom comprising a three-piece white suite, ensuring a modern and elegant touch.

Surrounding the house on three sides, a wrap around garden is beautifully landscaped - to the front and side there is an enclosed garden accessed via two pedestrian gates (one to the front and one to the back off the driveway) with a well maintained lawn and a selection of shrubs and bushes. To the rear, another garden area features a thatched-roof gazebo with a spacious decking area.

A driveway to the side of the property provides off-street parking for multiple vehicles



Total area: approx. 162.3 sq. metres (1747.1 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>84</b>
(69-80) <b>C</b>	<b>69</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		

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		

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**ROYSTON & LUND**