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Nicholas Old Melton Road

Keyworth | NG12 5NN | Asking Price £825,000

ROYSTON
& LUND

- Detached Bungalow On 1/4 Acre Plot
- Highly Sought After Location
- Potential To Add Value
- Versatile Living Accommodation
- EPC Rating: D
- Gated Driveway & Double Integral Garage
- No Upward Chain
- Scope To Develop Further
- Freehold
- Council Tax Band: G





***Offered to the market with no upward chain**

Royston and Lund are delighted to bring to the market 'Nicholas' - a substantial detached bungalow nestled on Old Melton Road in arguably Rushcliffe's most sought after village - Normanton on the Wolds. Set on a gated plot measuring roughly a quarter of an acre, this is a fantastic opportunity to acquire a property that has potential to develop further and add value.

In brief there is an entrance hallway that has built in storage, an L-shaped sitting room/dining room, conservatory, kitchen, utility room, a huge master suite with fitted wardrobes and a generous en-suite, two further bedrooms, a family bathroom and a cloakroom/WC.

The living / dining room offers an inviting space for entertaining family and friends that opens into a conservatory with a door leading back through into the kitchen from the dining area. From the kitchen there is access into the separate utility room that also gives access to the garden. The main bedroom is 22 ft in length with built in wardrobes and an en-suite bathroom consisting of a shower wash basin, WC and a bidet. The main bathroom has a corner bath, Adam & Eve wash basins and a WC. The large cloakroom also has a wash basin and W/C.

To the front of the property there is ample off street parking and an integral double garage. To the rear there is a partially walled garden with lawn and garden cabin containing a sauna and shower unit with ample space to the side to further utilise.

Normanton on the Wolds is a quaint, picturesque village backing on to open countryside benefitting from a multi-award winning village pub and is ideally located within easy reach of West Bridgford, Nottingham City Centre, the A46 and A52.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



Total area: approx. 219.8 sq. metres (2366.2 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.

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