



36 Loughborough Road

| NG11 6QD | Asking Price £475,000

ROYSTON  
& LUND

- Detached Family Home
- Potential To Add Value
- Private Rear Garden
- Set Back From Main Road
- EPC Rating E
- No Upward Chain
- Driveway & Two Garages
- Highly Sought After Location
- Freehold
- Council Tax Band D





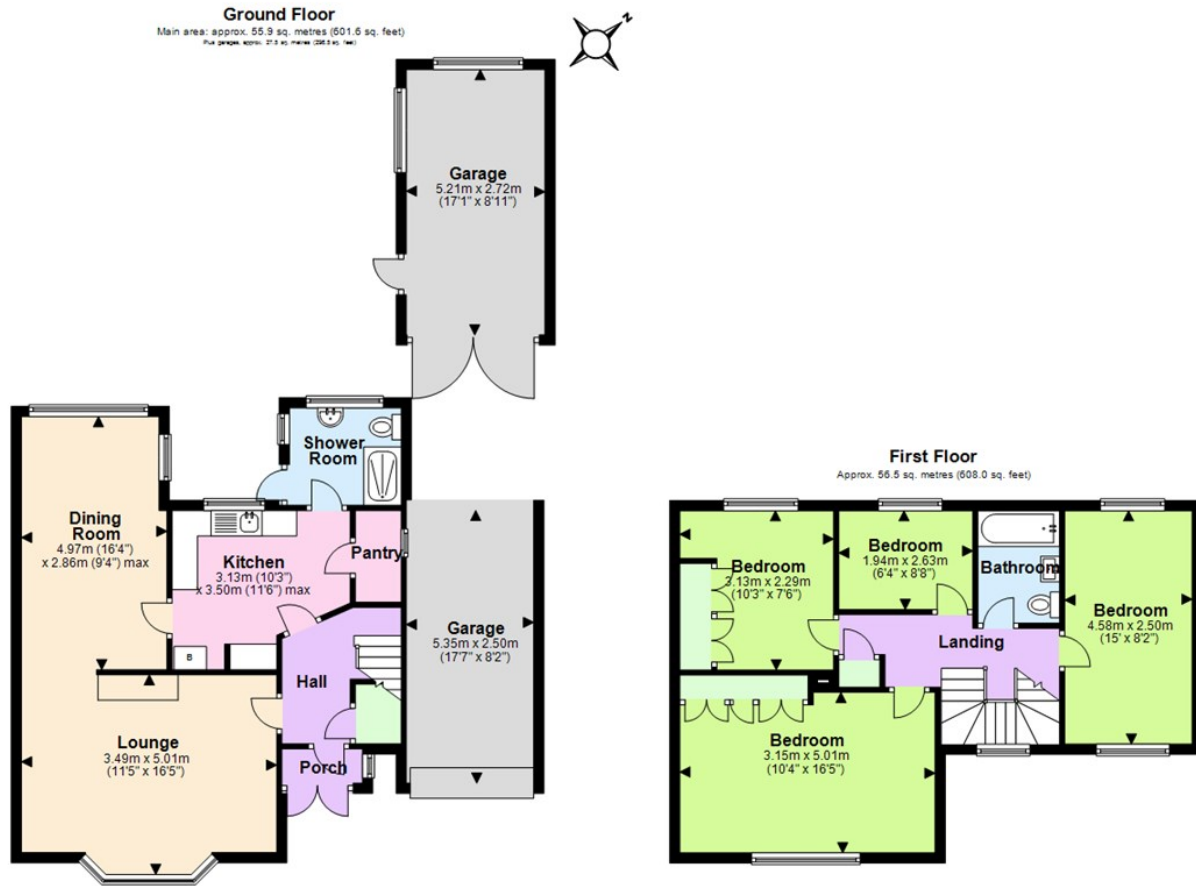
## No Upward Chain

Royston and Lund are delighted to offer to the market this lovely four bedroom detached family home in the highly sought after village of Bunny. Set back from the road on a generous plot with ample off street parking and two garages, this property is well positioned with local amenities nearby and with good transport links for Nottingham and Loughborough.

Entering through the porch and 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 and an opening into a separate extended dining room at the rear. The kitchen has a built in pantry and access to a downstairs shower room.

To the first floor there are three double bedrooms, one single bedroom and a three piece bathroom consisting of a bath, WC and wash basin. To the front there is a long garden and driveway leading to a single integral garage. To the rear there a landscaped garden with a further garage, lawn, mature shrubs, trees and fenced/hedged boundaries.





**Ground Floor**  
Main area: approx. 55.9 sq. metres (601.6 sq. feet)  
Plus garage, approx. 27.5 sq. metres (296.5 sq. feet)

**First Floor**  
Approx. 56.5 sq. metres (608.0 sq. feet)

Main area: Approx. 112.4 sq. metres (1209.6 sq. feet)  
Plus garages, approx. 27.5 sq. metres (296.5 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>                            |         |           |
| (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 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 |         |           |

**England & Wales** EU Directive 2002/91/EC

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.

