

# SUPERIOR HOMES

## ROYSTON & LUND



R  
&L

# 38 Main Street

Bradmore | NG11 6PB

Offers In The Region Of £525,000

Royston & Lund are delighted to market 'Four Winds', a well presented, four bedroom, detached house nestled in the picturesque village of Bradmore, set on a quiet street on a generous plot close to public footpaths as well as Rushcliffe Country Park. The house boasts a contemporary design and a thoughtful layout.

To the ground floor the internal accommodation boasts a large open plan kitchen/diner with centre island and a range of integrated appliances with French Doors opening to the garden off the dining area. Off the kitchen/diner is a utility room and a full length, dual aspect reception room with French Doors and glazed side panels to both the front and rear elevations. A central hallway has stairs leading to the first floor and provides access to the fourth bedroom, currently used as a home office, complete with en-suite shower room, with French Doors opening to the garden.

To the first floor a landing gives access to three double bedrooms, two of which benefit from fitted wardrobes as well as a family bathroom comprising a three-piece white suite, ensuring a modern and elegant touch benefitting from underfloor heating.

Surrounding the house there are multiple garden areas, all 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. To the rear, another garden area features a gazebo with a spacious decking area.

A driveway provides off-street parking for multiple vehicles leading to a storage area benefitting from an up-and-over garage door. Bradmore is located just off the A60 providing easy access to Ruddington, Keyworth, West Bridgford, Nottingham & Loughborough with the A52, A46, A453 and M1 within easy reach. Public transport in the form of regular buses run through to Nottingham and Loughborough. Both Loughborough and Nottingham train stations are twenty minutes away and offer frequent, easy travel to London.





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









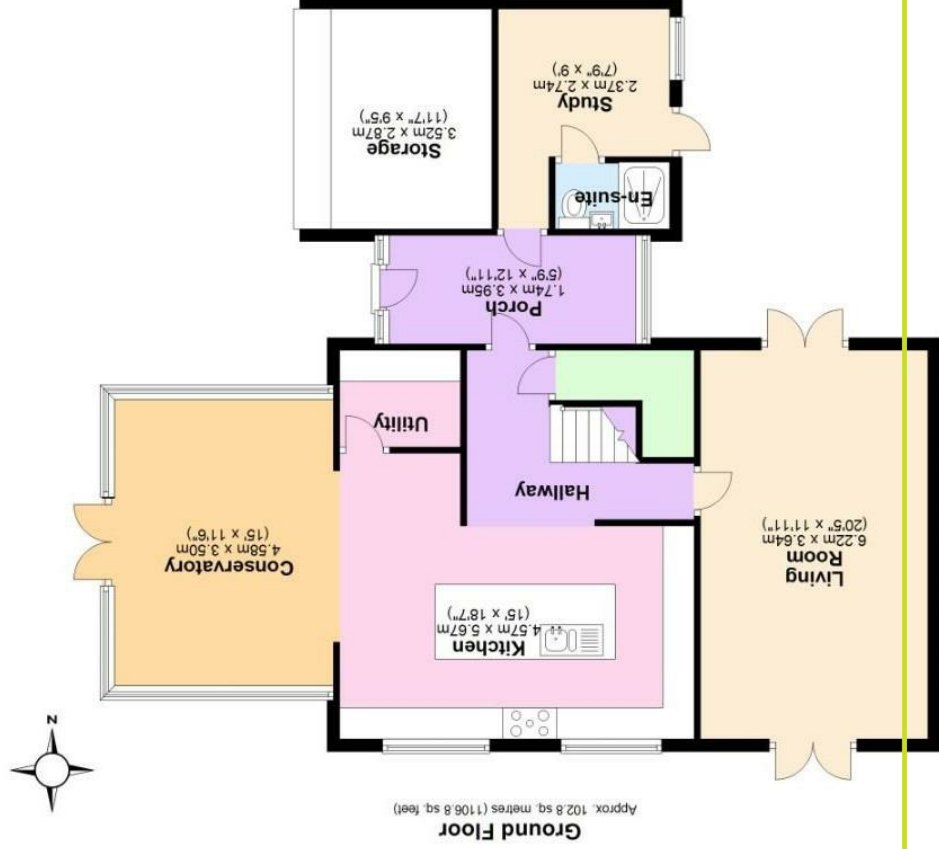


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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.

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.  
Total area: approx. 161.4 sq. metres (1737.0 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
84			
69			
Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
Environmental Impact (CO <sub>2</sub> ) Rating		England & Wales	
		EU Directive 2002/91/EC	

EPC



PROTECTED

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