



89 Loughborough Road

| NG11 6PA | Asking Price £500,000

ROYSTON
& LUND

- Three Double Bedrooms (Formerly Four Bedrooms)
- Downstairs WC and Utility Room
- Double Garage and Off Street Parking
- Great Transport Links via A60 and A52
- EPC Rating - D
- Well Presented
- Integrated Kitchen Appliances
- En-suite To Master Bedroom
- No Onward Chain
- Freehold - Council Tax Band - E





Royston and Lund are delighted to bring to the market this larger than average three bedroom (formerly four bedroom) detached property in the highly sought after rural Nottinghamshire village of Bradmore. Offered to the market with no onward chain.

Ground floor accommodation consists of a front porch and welcoming entrance hallway giving access to a generous living room with a large front window letting in lots of natural light and an exposed brick fireplace, leading to a dining area which is also accessed from the entrance hall. The kitchen is a good size with integrated appliances including a double oven with microwave and warming drawer, hob, extractor fan, fridge and dishwasher. Off the lounge there is a glass-roofed conservatory which is perfect for relaxation and it gives access to the rear garden. A downstairs WC and a utility room which benefits from a sink with plumbing in place for a washing machine and tumble dryer with ample useful storage cupboard plus the boiler complete the ground floor.

To the first floor a spacious landing with built-in storage cupboards gives access to a dual aspect master suite comprising an en-suite shower room and dressing area (previously a fourth bedroom which could be re-instated by buyers if required). Two further double bedrooms and a family bathroom comprising a bath with shower over, a w/c and wash hand basin complete the first floor.

To the front of the property, a driveway provides off-street parking for multiple cars with the potential for further parking to the side of the property if required with the added benefit of a double garage with both an electronically operated up and over door to the front and a pedestrian door to the side.

To the rear of the property a generous garden wraps round to the side and is mainly laid to lawn featuring multiple patio areas with a selection of mature trees, shrubs and bushes.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(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. 174.5 sq. metres (1878.3 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.

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