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&L

24 Victoria Road

Bunny | NG11 6QF | Offers In Excess Of £350,000

ROYSTON  
& LUND

- Three Bedrooms
- Downstairs Bathroom
- Integrated Kitchen Appliances
- Built In Wardrobes
- EPC Rating - B
- Open Plan Kitchen Dining Room
- Off Street Parking
- Well Presented
- Amenities Close By
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this three bedroom semi detached property situated in Bunny. Bunny is a charming village with amenities such as a village pub and countryside walks as well as a well regarded primary school, Bunny also lies on an excellent bus route service that goes into Loughborough town and Nottingham city centre.

Interior accommodation comprises of a generous size living room with a front facing bay window letting in lots of natural light. The open plan kitchen dining room is an ample size with integrated appliances such as an oven, hob and extractor fan as well as fridge and freezer. The kitchen area also has skylight windows and provides access to the rear garden through french opening doors. The ground floor also boasts a downstairs shower room consisting of shower with wash basin and WC, a utility room and under stair storage.

To the first floor there are three well proportioned bedrooms, The main bedroom and bedroom two having the benefit of built in wardrobes. All three bedrooms share a modern three piece bathroom comprising of a bath with shower overhead along with a wash basin and WC.

The property further benefits from solar panels which are owned outright and generating an income.

Facing the property there is ample off street parking to the side due to a driveway that can fit several cars which leads to a single garage. To the rear there is a well kept garden area consisting of lawn space, a sun room perfect for the summer months and a stepped up patio with garden room to finish. The rear garden space as a whole is enclosed by fenced borders.



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 PlanItUp.



**EPC**

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>89</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**

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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.

**ROYSTON  
& LUND**