



R
&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 accomodation compromises 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive
2002/91/EC

England & Wales

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		

EU Directive
2002/91/EC

England & Wales



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**ROYSTON
& LUND**