

SUPERIOR HOMES

ROYSTON & LUND



2 Plumtree Court

Plumtree | NG12 5NQ

Asking Price £245,000

CHAIN FREE 3-BEDROOM HOUSE IN DESIRABLE VILLAGE

A well-presented three-bedroom mid-terrace property with its own garage and private rear garden, located in the highly sought-after village of Plumtree.

Situated between the villages of Tollerton and Keyworth, Plumtree offers a range of enviable amenities such as an 'excellent' rated primary school, a highly-regarded village pub, an award-winning restaurant, a thriving church community, premier league cricket team and several relaxing walks through the South Nottinghamshire countryside.

Plumtree also boasts frequent bus services to popular spots such as West Bridgford and Nottingham City Centre; it is a short drive away from Loughborough, Melton Mowbray and Leicester; and is within easy reach of the M1 motorway, convenient for commuting to London, Sheffield and Birmingham.

In terms of the property, the ground floor accommodation consists of a generously-sized living room with a front aspect window flooding the room with natural light. Just off from the reception room is an ample-sized, open-plan kitchen-diner with integrated appliances, space for a dining table, under-stair storage and grants access to the enclosed garden and patio area: perfect for potted plants and summer seating.

To the first floor, there are three well-proportioned bedrooms. Bedrooms One and Two are fantastic doubles and have the additional benefit of built-in wardrobes. Bedroom Three is a single room: ideal as a child's bedroom or as a well-sized office space. All three bedrooms share a separate bathroom consisting of a shower along with wash basin and WC.

Facing the property, access is provided via steps and a pathway rising from the road, benefiting from a handrail, with a small front garden to the side. A few metres away from the house is a single garage for secure vehicle parking or extra storage.

This amazing property provides a blend of comfortable living spaces and practical features, making it a wonderful place to call home.





- A Well Presented Three Bedroom Property
- Highly Sought After Village Location
- Spacious Mid-Terrace House with Private Garden and Patio Area
- Single Garage and On-street Parking
- Excellent Transport Links for Local and National Commuting
- Chain Free
- Ideal for First Time Buyer, a Young Family or Those Looking to Downsize
- Close By To Numerous Amenities
- EPC Rating - C
- Freehold - Council Tax Band - C









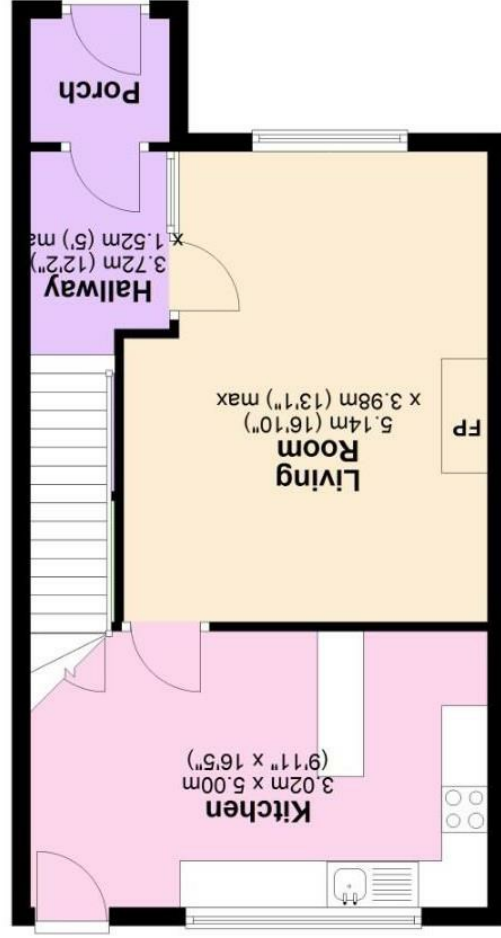


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

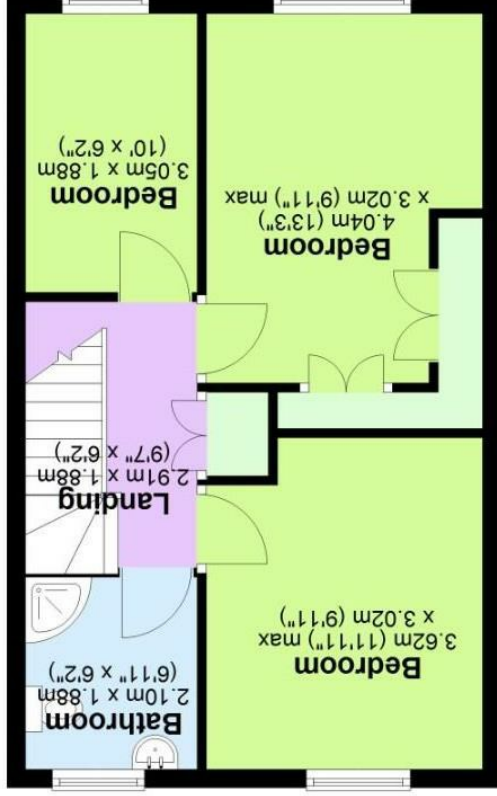
Total area: approx. 84.7 sq. metres (911.7 sq. feet)

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.



Ground Floor
Approx. 43.5 sq. metres (467.7 sq. feet)



First Floor
Approx. 41.2 sq. metres (443.9 sq. feet)

| England & Wales | | EU Directive 2002/91/EC | |
|---|--|-------------------------|---------|
| Very energy efficient - lower running costs | | Potential | Current |
| A (92 plus) | | | |
| B (81-91) | | | |
| C (69-80) | | | |
| D (55-68) | | | |
| E (39-54) | | | |
| F (21-38) | | | |
| G (1-20) | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Very environmentally friendly - lower CO2 emissions | | Potential | Current |
| A (92 plus) | | | |
| B (81-91) | | | |
| C (69-80) | | | |
| D (55-68) | | | |
| E (39-54) | | | |
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| Not environmentally friendly - higher CO2 emissions | | | |

EPC



PROTECTED

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