

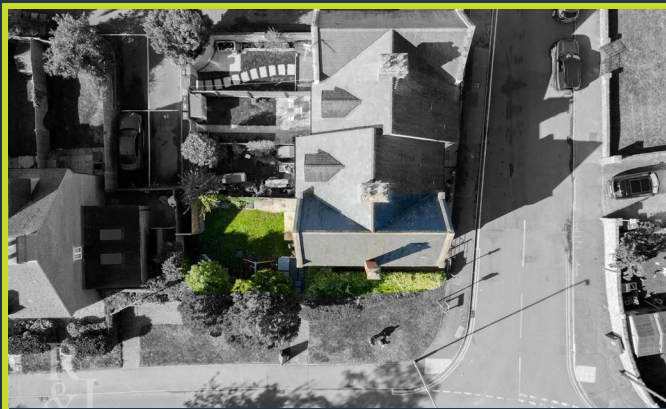


11 Church View Loughborough Road

Bunny | NG11 6QS | £289,950

ROYSTON
& LUND

- End Terrace Family Home
- Three Storeys
- Downstairs WC
- Excellent Transport Links
- EPC Rating - C
- Integrated Kitchen Appliances
- French Doors To Rear Garden
- Opportunity For First Time Buyers
- Close By To Numerous Amenities
- Freehold Council Tax Band - D





Royston & Lund are pleased to bring to the market this three double bedroom, three storey end-terrace town house occupying a larger than average plot in the highly sought after village of Bunny. Offered to the market with no onward chain.

Internal accommodation comprises an entrance hallway off which there is a kitchen to the front benefitting from an integrated cooker and oven, dishwasher, washing machine, fridge and freezer. Further down is an internal downstairs w/c with an open plan lounge/diner to the rear benefitting from an under-stairs storage cupboard and French Windows opening to the rear garden.

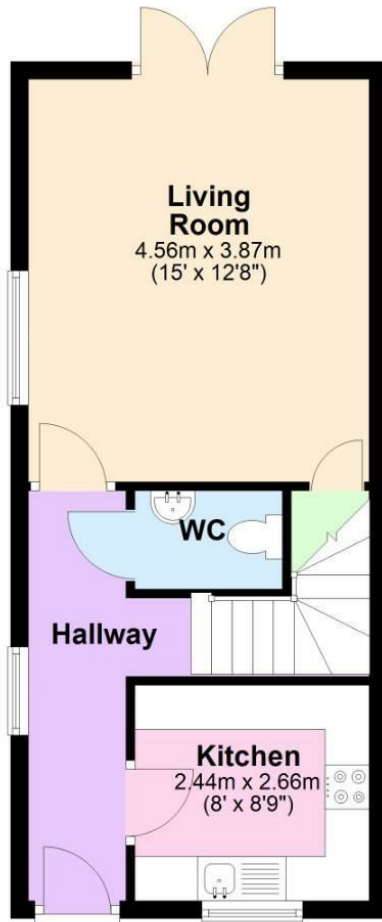
To the first floor there are two well proportioned double bedrooms and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin. To the second floor there is the generous main bedroom that benefits from an en-suite shower room and built in wardrobes.

Being end-terrace, the property benefits from one of the widest plots on the development with a rear garden featuring a patio area and lawned area with a pedestrian gate giving access to the car park, where there are two designated spaces side by side.



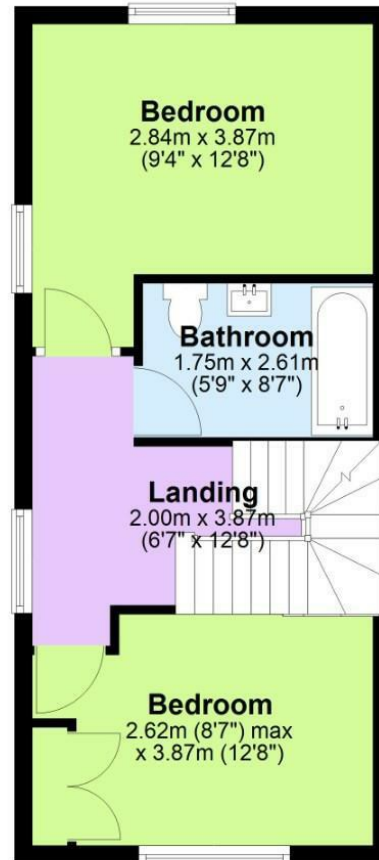
Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



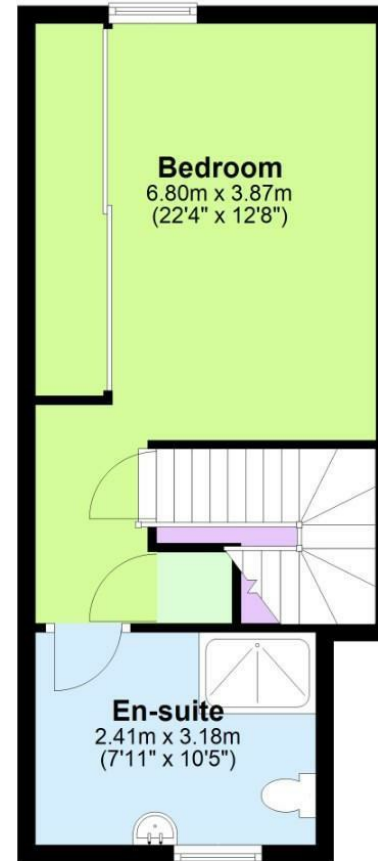
First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



Second Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



Total area: approx. 106.1 sq. metres (1141.6 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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	

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**ROYSTON
& LUND**