

SUPERIOR HOMES

ROYSTON & LUND



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& L

106 Loughborough Road

Bradmore | NG11 6PA

Asking Price £535,000

Sold With No Upward Chain

Royston and Lund are pleased to market this wonderful four bedroom detached family home in Bradmore. The property boasts ample living space and generous off street parking to the front, as well as a detached garage. Situated for convenient access into Keyworth, Ruddington and Loughborough.

Entering into the hallway that benefits from a downstairs WC, we have access into the lounge, kitchen and utility room. The lounge benefits from a feature log burner and allows access into the dining room that also features a log burner, snug, study and stairs to the first floor. The kitchen area benefits from integrated appliances including an oven, microwave, hob, extractor fan and a dishwasher, as well as a central island.

Upstairs there are four well proportioned bedrooms, three of which benefit from built in storage. the main bedroom benefits from an en-suite shower room and there is a separate four piece bathroom consisting of a corner bath, separate shower, WC and wash basin.

Outside to the front there is a generous lawned garden with a graveled driveway that leads to a detached garage and walled boundaries. To the rear there is a low maintenance block paved patio with raised flower beds





- Detached Family Home In Bradmore
- Driveway & Detached Garage
- Kitchen & Utility Room
- Two Reception Rooms
- Snug & Study
- En-suite To The Main Bedroom
- No Upward chain
- Freehold
- EPC Rating TBC
- Council Tax Band E





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Bradmore village lies just Seven miles south of Nottingham City Centre, this very desirable and sought after location offers rural surroundings whilst being close to Keyworth and Ruddington which offer a full range of facilities including doctors, dentist, a variety of shops, schools for all ages, restaurants, local Sainsburys and a leisure centre and good public transport links. Bradmore is within easy access of all major road networks, East Midlands Airport, East Midlands Parkway Railway Station and Nottingham City Centre.



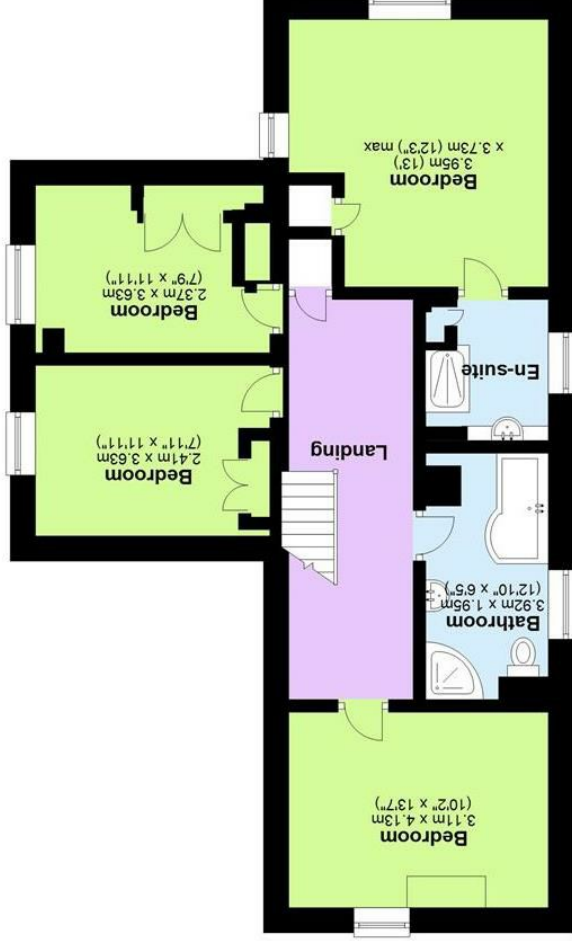
West Bridgford town centre is home to a host of bars and restaurants, coffee shops and delis. It also benefits from its weekly farmers' market along Central Avenue which is very popular. Close by there is also the National Water Sports Centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.



Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, and Nottingham Playhouse.

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. 185.1 sq. metres (192.0 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	Current
(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	

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(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	

EPC

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The Property Ombudsman