



The Lodge, Whitelambs Farm Main Street

Gamston | NG2 6NN | Guide Price £475,000

ROYSTON
& LUND

- Barn Conversion in Gamston Village
- Off Street Parking
- Wooden Beams & Feature Fireplace
- No Upward Chain
- Council Tax Band A
- Three Double Bedrooms
- Open Plan Living Area
- Bathroom & Shower Room
- EPC Rating D - Freehold
- Guide Price- £475,000





Royston and Lund are pleased to bring to the market this stunning three double bedroom barn conversion in the highly sought after area of Gamston Village. Offered to the market with no upward chain, this property offers versatile living accommodation and is ideally situated with local amenities both in the nearby area and with West Bridgford just down the road.



Entering into the property you come into the main open plan living area that features a stunning exposed brick fireplace and wooden beams overhead. The kitchen area benefits from an integrated low level oven, hob and extractor fan with space for a range of free standing appliances. There are three well proportioned double bedrooms, a bathroom consisting of a bath with shower overhead, WC and wash basin and a utility area. Off the main bedroom there is a dressing room and an en-suite shower room.

To the front of the property there is off street parking with space for one vehicle. To the rear of the property there is a small courtyard with block paving and fenced boundaries.



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.



EPC

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 66 | 71 |

England & Wales EU Directive 2002/91/EC

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 | | |

England & Wales EU Directive 2002/91/EC

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