



2 Gleneagles Court

Edwalton | NG12 4DN | £440,000

ROYSTON
& LUND

- Detached Family Home
- Modern Kitchen With A Seperate Utiliity
- Four Bedrooms
- Larger Than Average Garden
- EPC Rating D
- Two Reception Rooms
- D/S WC - Family Bathroom
- Driveway Leading To A Garage
- Freehold
- Council Tax Band E





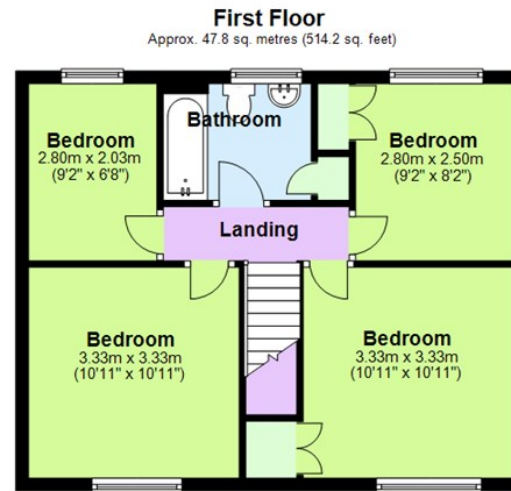
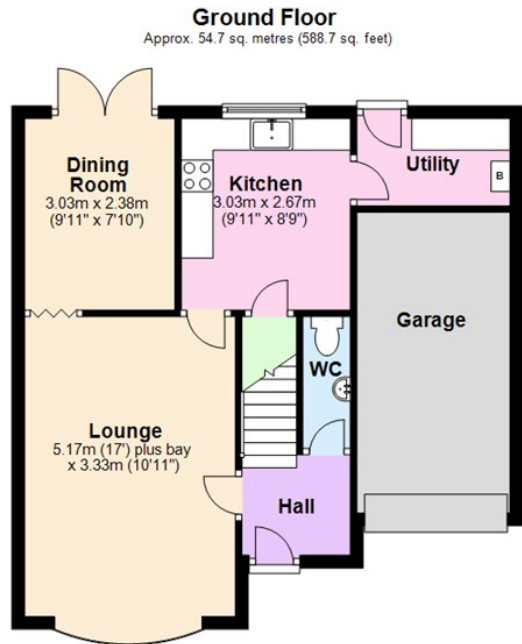
Royston & Lund are pleased to present this detached family home situated within a quiet cul-de-sac in the village of Edwalton. The property is situated within close proximity of excellent amenities including well-regarded schools, Alford Road Park and commuting links via the A52.

Upon entering the property you are greeted by the entrance hall which provides access to the accommodation on both floors including a convenient ground floor WC. The lounge is a nicely-sized reception room with a large front facing window to the front elevation which floods the room with natural light. The kitchen is modern throughout and includes a range of units as well as integrated appliances. The second reception room currently acts as a formal dining room which includes French doors into the rear garden. Lastly, to the ground floor there is a separate utility room which houses the Worcester boiler for the property.

Heading upstairs there are four well-proportioned bedrooms. The bedrooms are complemented nicely by the family bathroom which includes a three piece white suite including a WC, wash basin and a bath with an overhead shower.

Outside, to the front there is a driveway for two vehicles which leads to a useful integral garage. To the rear there is a larger than average garden which has fenced boundaries, well-maintained lawn and a patio area ideal for garden furniture and BBQs.





Total area: approx. 102.5 sq. metres (1102.9 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.

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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(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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