

SUPERIOR HOMES

ROYSTON & LUND



108 Main Road

Wilford | NG11 7AL

Guide Price £825,000

Guide Price £825,000 - £875,000

Welcome to this stunning detached family home located on Main Road in the highly sought-after village of Wilford. This property boasts a spacious 1,843 sq ft of living space set on approximately a 1/4 of an acre plot, perfect for a growing family. One of the standout features of this property is the double bay frontage, adding character and charm to the exterior. The generous plot offers plenty of outdoor space for children to play or for you to indulge in some gardening.

As you step inside, you are greeted by a reception hallway & two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there is ample space for everyone in the household to enjoy their own privacy and comfort. The current owner has finished the property to a high standard throughout with modern kitchens & bathrooms, whilst still maintaining much of its period charm.

In brief the ground floor comprises a reception hall, lounge & sitting room that all have feature fireplaces, a kitchen diner with integrated double oven, hob, extractor fan, dishwasher, fridge/freezer and a separate utility/boot room/downstairs WC. To the first floor there are four well proportioned double bedrooms, a four piece bathroom consisting of a bath, shower, WC and wash basin and there is an en-suite shower room off bedroom two, as well as a walk in wardrobes in the main bedroom.

With versatile living accommodation, this home provides the flexibility to adapt to your lifestyle needs. Don't miss out on the opportunity to own this beautiful property in a prime location. Contact us today to arrange a viewing and make this house your new home in Wilford.





- Guide Price £825,000 to £875,000
- Double Bay Fronted Detached Family Home
- Four Double Bedrooms
- Versatile Living Space
- Kitchen/Diner + Utility/Boot Room/WC
- Two Reception Rooms + Reception Hall
- Generous Plot
- Ample Off Street Parking
- EPC Rating D - Freehold
- Council Tax Band E





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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.

| England & Wales | |
|--|--|
| EU Directive 2002/91/EC | EU Directive 2002/91/EC |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> | <p>Not energy efficient - higher running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> |
| Current | Potential |
| 82 | 59 |

Energy Efficiency Rating

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

EPC

THE GUILD PROPERTY PROFESSIONALS

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PROTECTED

The Property Ombudsman



Total area: approx. 171.2 sq. metres (1843.2 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.

