



2 Aira Close

Gamston | NG2 6QH | Guide Price £475,000 - £500,000

ROYSTON
& LUND

- Guide Price Range
£475,000 - £500,000

- Four Bedrooms

- Large Conservatory

- Downstairs WC -
Bathroom

- UV Solar Panels

- Detached Family Home

- Four Reception Rooms

- Kitchen With A Separate
Utility

- Generous Rear Garden

- Council Tax Band E -
EPC Rating C - Freehold





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Royston & Lund are pleased to present this stunning detached family home. The property is situated within a quiet residential cul-de-sac with amenities on the doorstep. The amenities nearby include excellent pubs, Grantham canal providing excellent walks and a local supermarket. It is also a 5 minute drive from West Bridgford.

Upon entering the property you are greeted by the hallway which provides access to the accommodation throughout. Accessed via the first door on the right hand side is the lounge. The lounge is a nicely-sized reception room with a front facing window and double doors into a formal dining area. The kitchen is fully fitted with a range of units and the benefit of a separate utility room. To the rear there is a large conservatory which is a great addition to the property, it benefits from patio doors providing access to the garden. Lastly, to the ground floor there is a useful office for those who work remotely and the former garage now is used as versatile play room/snug.

To the first floor there are four well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room. The other bedrooms are complemented by the modern family bathroom which features a three piece white suite consisting of a WC, wash basin and a bath with an overhead shower.

Outside, there is a generous rear garden which includes a lawn space and a patio area. There is also a versatile sun room/studio/summerhouse and an outdoor store. To the front there is a driveway which includes an electric car charger.





EPC

Energy Efficiency Rating

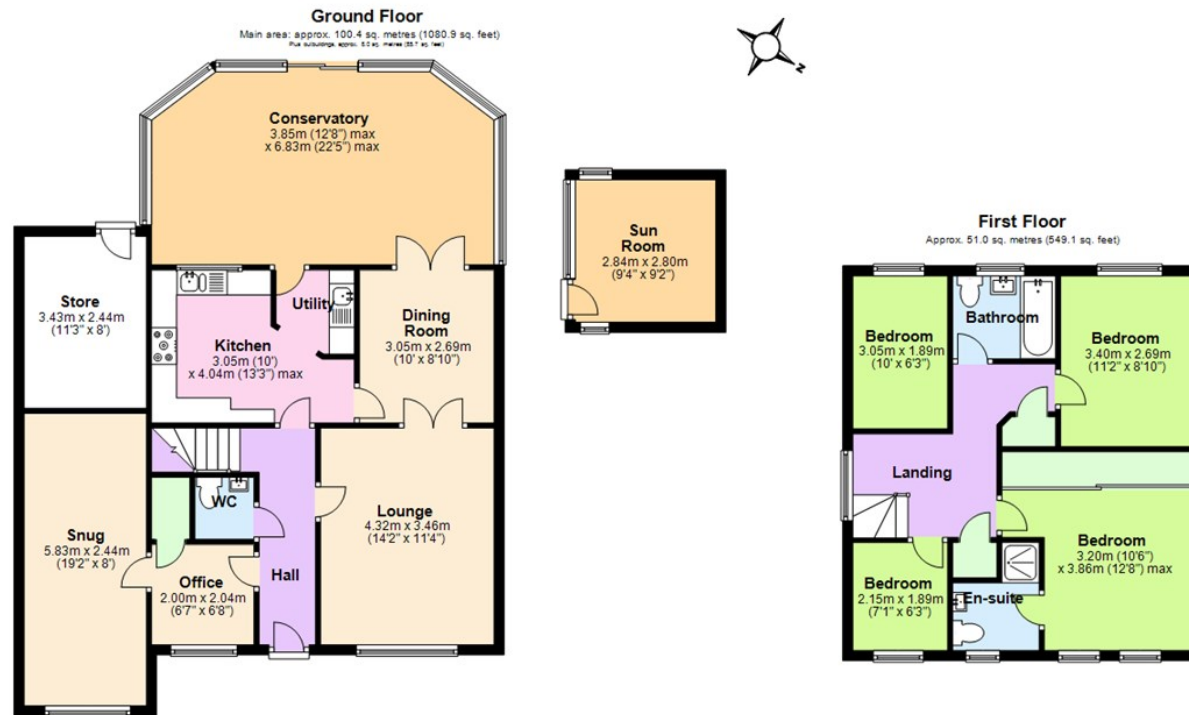
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (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



Main area: Approx. 151.4 sq. metres (1630.0 sq. feet)
Plus outbuildings, approx. 8.0 sq. metres (85.7 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.

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