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&L

12 Brownhill Close

Cropwell Bishop | NG12 3DN | Offers Over £400,000

ROYSTON
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- Offers Over £400,000
- Two Reception Rooms + Conservatory
- En-suite Bathroom
- Downstairs Shower Room
- Detached Family Home
- Four Double Bedrooms
- Converted Garage
- Built In Wardrobes In All Bedrooms
- Sought After Location
- EPC Rating D - Freehold - Council Tax Band E





Offers Over £400,000

A spacious four bedroom detached family home in Cropwell Bishop that is full of endless possibilities to make into your perfect family home. The property benefits from two reception rooms as well as a conservatory and has ample off street parking for several vehicles.

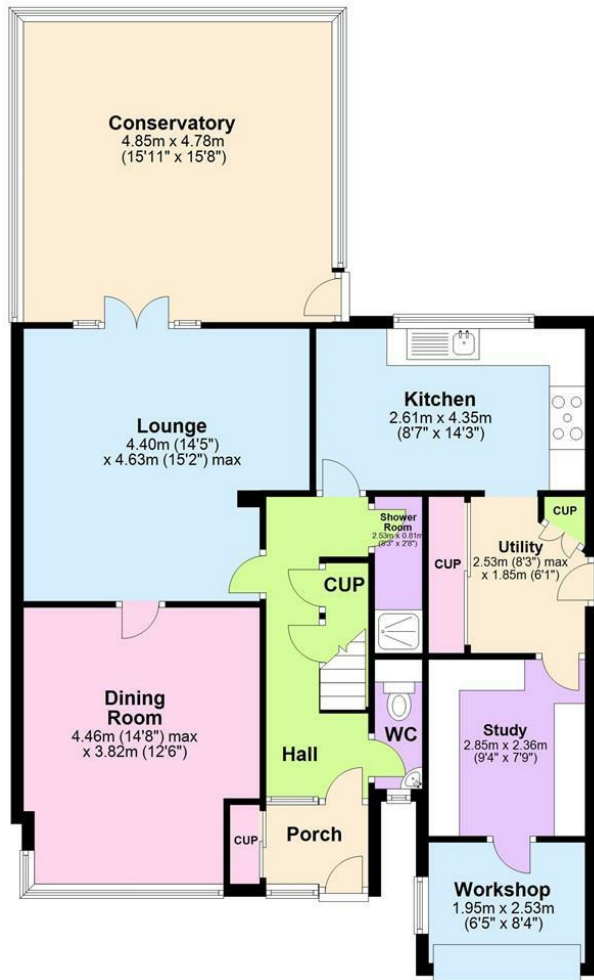
The property is entered through the porch and into the hallway that allows access into the WC, lounge, kitchen and downstairs shower room as well as having the stairs to the first floor. The lounge has double doors into the conservatory at the rear and a door leading into the dining room at the front. The kitchen benefits from a separate utility room and allows access into the study and store room / workshop.

Upstairs are four double bedrooms that all benefit from built in wardrobes while there is also an en-suite bathroom to the main bedroom. There is also a separate shower room consisting of a shower WC and wash basin.

To the rear is a low maintenance landscaped garden with mature shrubs and fenced boundaries.

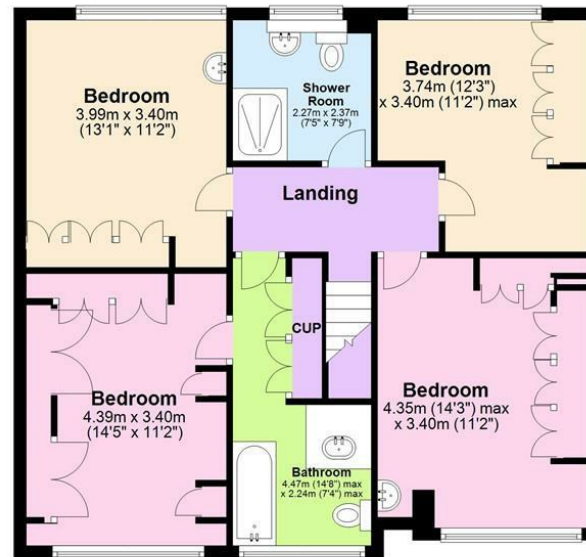


Ground Floor
Approx. 107.1 sq. metres (1153.0 sq. feet)



Total area: approx. 184.5 sq. metres (1985.9 sq. feet)

First Floor
Approx. 77.4 sq. metres (833.0 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	64	
(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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