

# SUPERIOR HOMES

# ROYSTON & LUND





# 8 Westminster Drive

Upper Saxondale | NG12 2NL

Offers Over £565,000 - £550,000

\*Offers Over £565,000\*

Royston & Lund are pleased to present this impressive 4-bedroom detached house in Upper Saxondale which offers a spacious and comfortable living throughout. The property is thoughtfully designed and well-maintained, making it an excellent choice for those seeking a family home. Upper Saxondale is a residential area situated in the borough of Rushcliffe, near the town of Radcliffe-on-Trent and Bingham. This community is located approximately 8 miles east of Nottingham city centre. The area features a village hall, tennis courts, a bowling green, an award winning Italian restaurant, several parks and open green spaces.

The house features a spacious lounge and a separate dining room, providing ample space for relaxation and entertaining. The well-equipped kitchen boasts a range of modern units, making meal preparation a breeze and creating a welcoming space for culinary enthusiasts. There is also the benefit of an office, utility room and a convenient ground floor WC.

The main bedroom comes with the added convenience of an en-suite, offering a private retreat for the homeowners. In addition to the en-suite, a well-appointed family bathroom serves the remaining bedrooms which is complete with a three piece white suite consisting of a WC, bath and a wash basin.

The property also boasts a beautifully maintained rear garden, ideal for outdoor activities, gardening, and relaxation. The detached double garage provides valuable storage space and ample parking options.







- \*Offers Over £565,000\*
- Detached Property In Upper Saxondale
- Array Of Amenities Nearby
- Four Well-Proportioned Bedrooms
- Large Lounge
- Kitchen With A Seperate Dining Room
- Bathroom - En-suite - Downstairs WC
- Rear Garden - Double Garage
- Freehold - EPC Rating C
- Council Tax Band F





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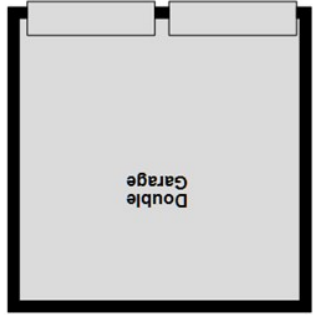
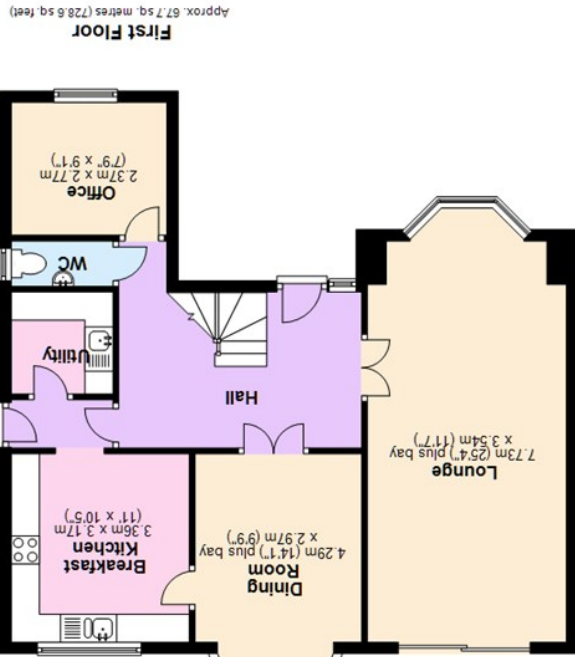
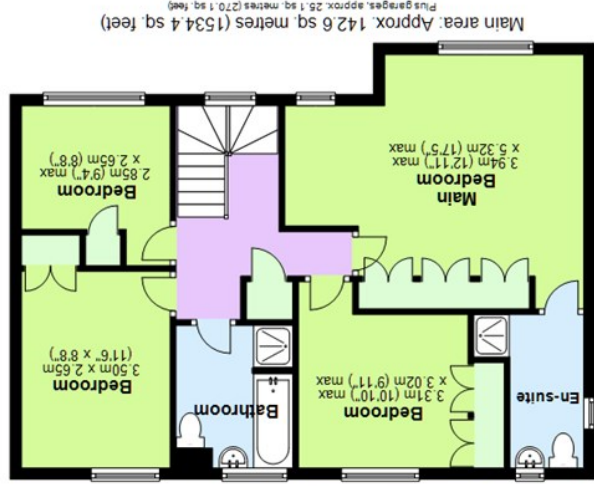
Upper Saxondale is a picturesque village located in the county of Nottinghamshire, England. This quaint and tranquil village is characterized by its rural charm and scenic beauty, making it an attractive place for those seeking a peaceful and idyllic lifestyle.

The village is surrounded by lush countryside, with open fields and woodlands, making it an ideal location for nature enthusiasts, walkers, and those who appreciate the serene beauty of the English countryside. The nearby River Trent adds to the natural appeal of the area.

Upper Saxondale is well-connected to larger towns and cities in the region, including Nottingham, providing residents with convenient access to a range of amenities, shopping, schools, and healthcare facilities.

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.

Where every attempt has been made to ensure the accuracy of the floorplans 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 P11111111.



Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
(1-20) G	
(21-38) F	
(39-54) E	
(55-68) D	
(69-80) C	
(81-91) B	
(92 plus) A	
Very environmentally friendly - lower CO2 emissions	
Current	Potential
	70
	83
Very energy efficient - lower running costs	

Environmental Impact (CO <sub>2</sub> ) Rating	
England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
(1-20) G	
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EPC

