

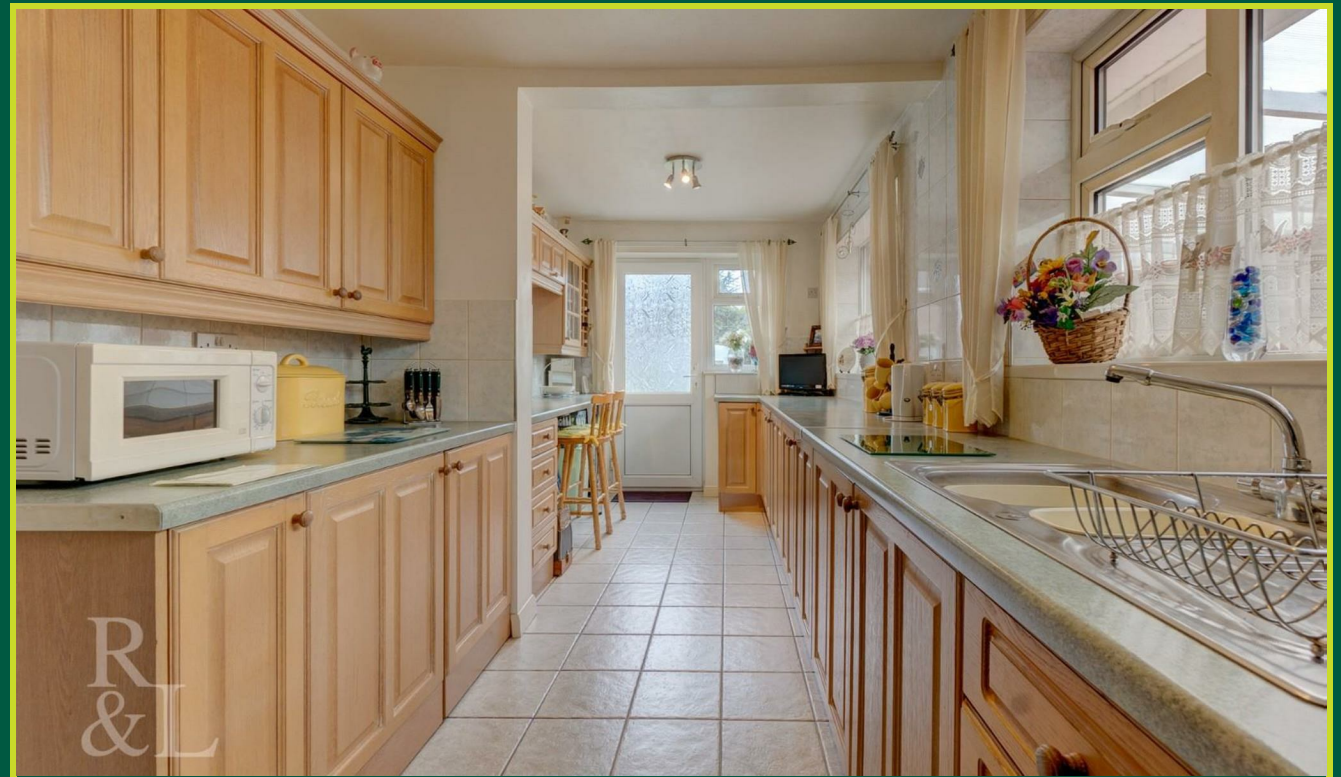


28 Grazingfield

| NG11 7FN | Guide Price £250,000

ROYSTON  
& LUND

- Guide price £250,000
- Two Double Bedrooms with Fitted Wardrobes
- Conservatory to the rear
- Off Road Parking
- EPC - D
- Great sized plot
- Shower Room
- Low Maintenance rear garden
- Council Tax Band - B
- Freehold





Guide Price £250,000

Situated on Grazingfield in Silverdale is this really good sized semi detached bungalow. This bungalow is approximately just over 830 Square feet and feels really roomy with good sized and well proportioned bedrooms and living spaces.

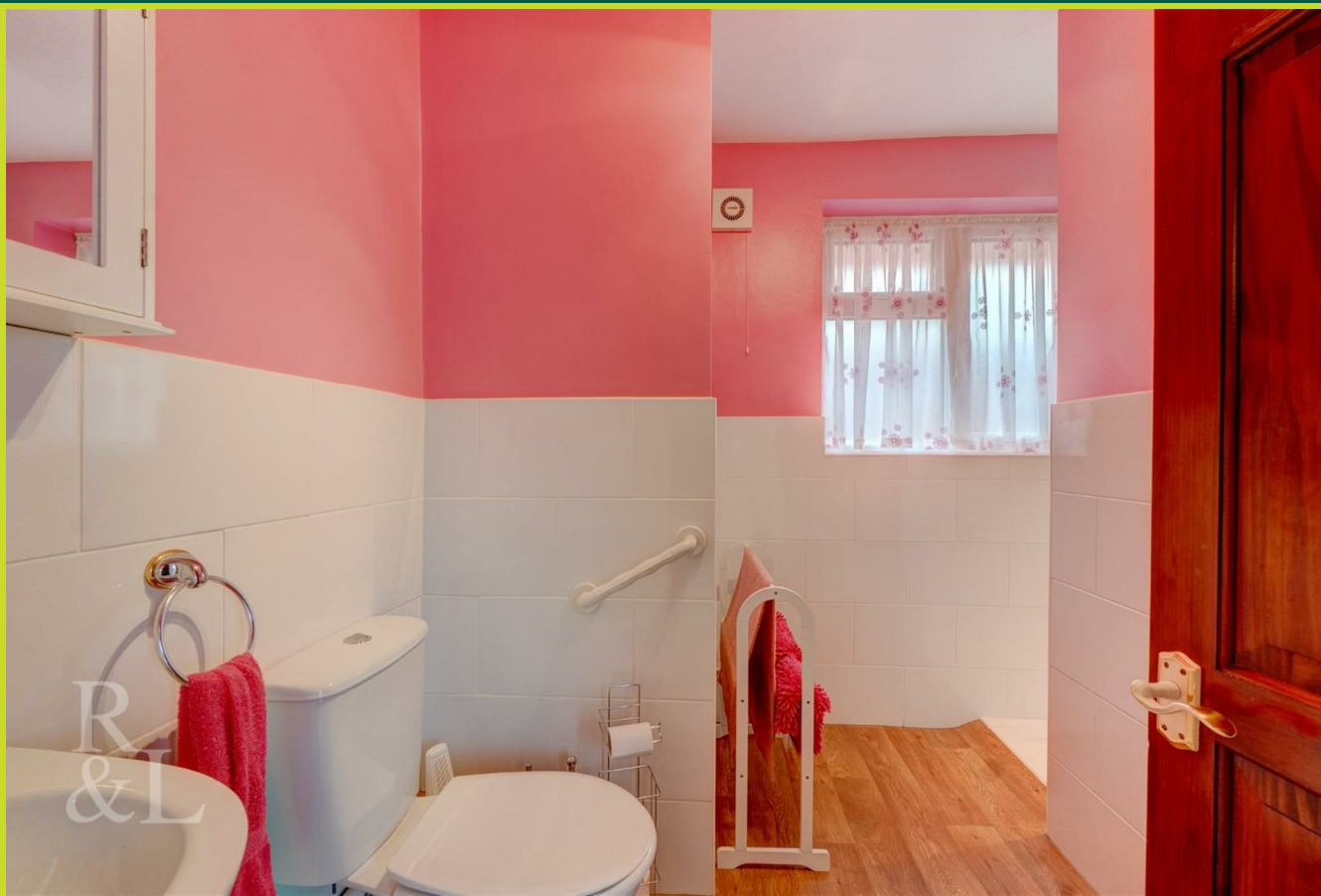
An entrance porch greets you at the front door and allows a place away from the main living spaces for coats and shoes. Inside, there are two good sized bedrooms, both benefitting from fitted wardrobes.

The shower room has a double shower and is spacious and ready to move into.

The lounge, kitchen and conservatory are positioned towards the back of the property to suit the way we all like to live. The kitchen is approx 6 meters in length and offers scope to add further value.

Outside, there is a block paved frontage with gates giving access, a further set of gates give access down the side of the property and lead to the rear garden which is laid to lawn and hard standing.

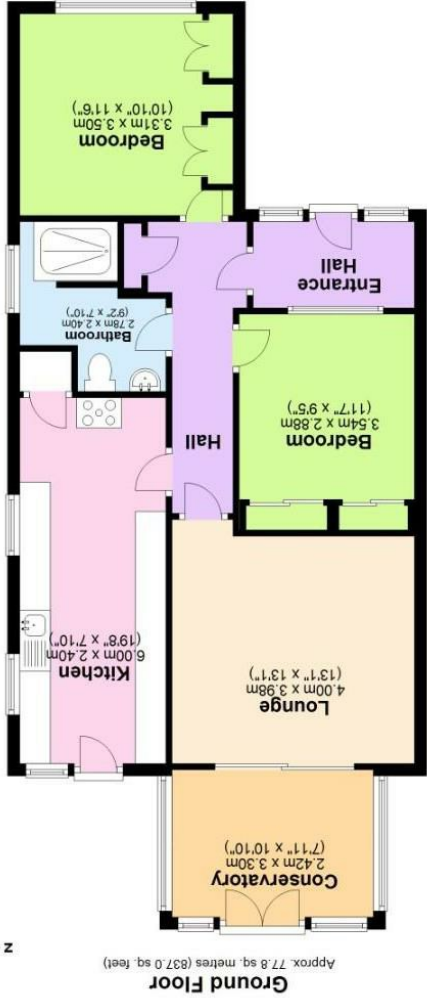
A well appointed semi detached bungalow in a really popular area close to open green spaces and great transport links.



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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.

Total area: approx. 77.8 sq. metres (837.0 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	England & Wales
Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
Current	(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 <sub>2</sub> emissions

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

EPC

