

SUPERIOR HOMES

ROYSTON & LUND



3 Walnut Tree Lane

East Bridgford | NG13 8NN

Guide Price £399,950 - £425,000

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A charming 3-bedroom extended semi-detached cottage in the picturesque village of East Bridgford. It is a delightful blend of historic character and modern convenience. Boasting a rich history with some rooms dating back to the 1840s. This home offers unique and cosy accommodation throughout. In terms of amenities, the village offers essential services such as local shops, a GP, a primary school, and community facilities, contributing to a strong sense of community. For those seeking a relaxed and peaceful way of life, East Bridgford provides an idyllic setting while remaining well-connected to larger towns and cities like Nottingham and Newark.

The property features three spacious reception rooms, providing ample family living-space, from formal dining to a relaxed lounge. The well-appointed kitchen is equipped with modern amenities and a range of units which provides ample storage. Upstairs, the cottage has three double bedrooms including a master bedroom with vaulted ceiling and en-suite.

One of the standout features of this property is the stunning rear garden, where you can enjoy the outdoors in a private and picturesque setting. Whether it's for gardening, entertaining, or simply soaking in the beauty of nature, this space is sure to be a highlight.

Additionally, to the side of the property, there is a double width driveway providing parking space for multiple vehicles, ensuring both convenience and practicality.





- Guide Price £395,000 - £425,000
- Extended Semi-Detached Cottage
- Three Double Bedrooms
- Three Reception Rooms
- Kitchen With A Range Of Units
- Stunning Rear Garden
- Driveway For Two Vehicles
- Village Location With Amenities On The Doorstep
- Council Tax Band D - Freehold
- EPC Rating C







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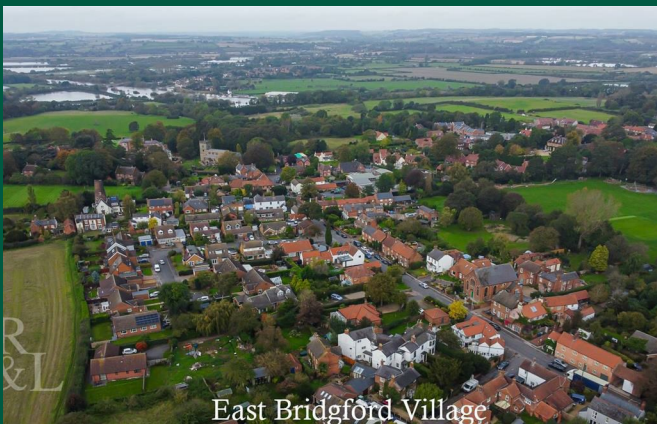


East Bridgford is an attractive village with an historic church (St Peters), playing field and bowling and tennis clubs, shop and post office, public house, and many active village Clubs and Associations, garden centre, medical centre, Chestnut stables, and a highly regarded primary school with pre-school and parent and toddler groups.

The village of Gunthorpe is just across the river and also offers three public houses including the popular Tom Browns restaurant, there is also a coffee shop and a fine dining Indian restaurant. Other facilities are available in nearby villages of Bingham and Radcliffe on Trent.



Fast road access to Nottingham, Grantham A46 and A1 (via the A52) Newark and Leicester and access to the M1 Motorway via J27. Also only approximately 70 minutes to Kings Cross London from Grantham by train.



East Bridgford Village



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	
69	85	

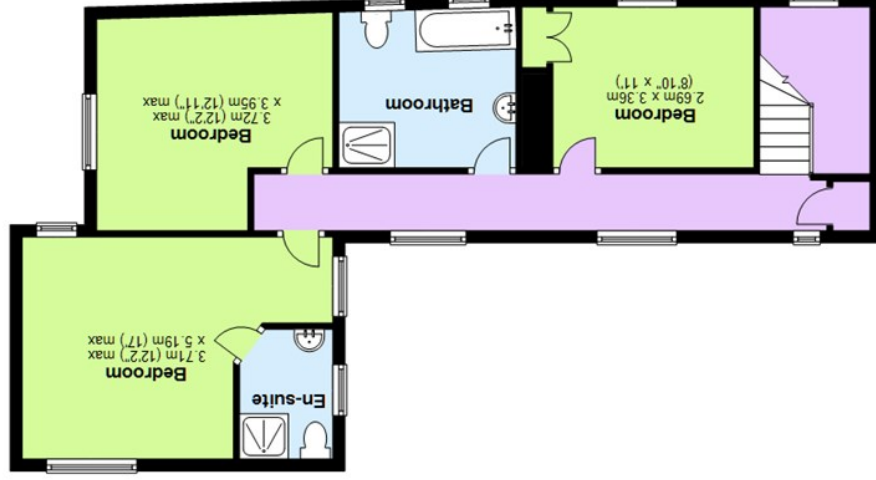
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO ₂ emissions		
Current	Potential	

EPC

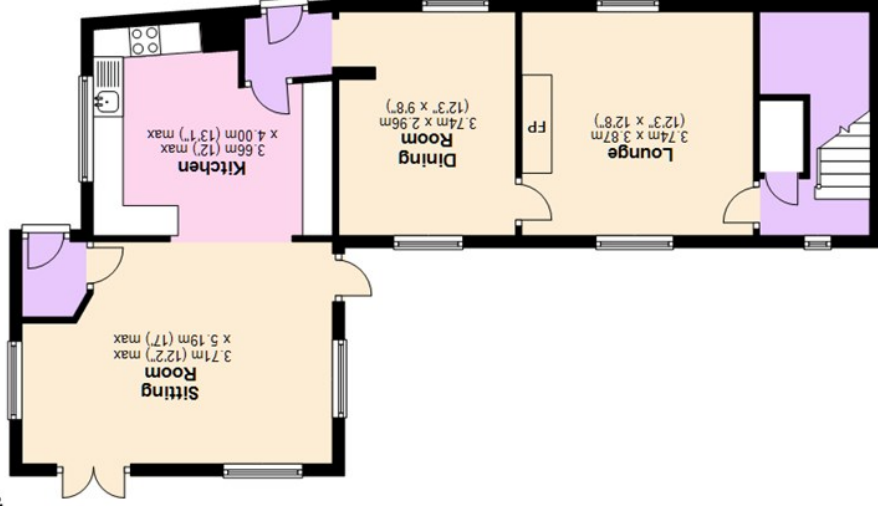


PROTECTED

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First Floor
Approx. 67.2 sq. metres (723.7 sq. feet)



Ground Floor
Approx. 67.5 sq. metres (727.0 sq. feet)



Lower Ground Floor
Approx. 4.4 sq. metres (47.0 sq. feet)

Total area: approx. 139.1 sq. metres (1497.7 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.