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Manor Lane

Shelford | NG12 1EQ | Guide Price £650,000

ROYSTON  
& LUND



- \*\*GUIDE PRICE  
£650,000 -  
£675,000\*\*
- \*\*CHARACTER  
COTTAGE\*\*
- Ensuite
- Decking
- EPC Rating - E
- \*\*STUNNING REAR  
VIEWS\*\*
- Downstairs Bathroom  
and WC
- Log Burner
- Well Presented
- Freehold - Council Tax  
Band - E







**\*\*STUNNING VIEWS\*\***

**\*\* SCROLL THROUGH IMAGES TO WATCH BESPOKE VIDEO EXPERIENCE\*\***

An immaculately presented four bedroom detached character cottage situated in the highly sought after countryside village of Shelford. Shelford itself offers a stunning community pub and beautiful country walks, excellent transport links are on offer via the A46 so amenities are easily accessible. Shelford is also in the catchment area for well regarded schools making this property a great suit for a family or a buy to let.

Ground floor accommodation consists of a living room with windows letting in lots of natural light pieced together with a beamed ceiling and a feature log burner whilst also granting access to the rear garden via French opening doors. The Kitchen/Diner is a generous size with breakfast bar and integrated appliances such as an impressive rangemaster oven and extractor fan pieced together with a Belfast sink creating a warm cottage feel. Leading off from the kitchen through openings you come into the dining area which offers ample space for entertaining family and friends whilst also granting access into the rear garden via double French opening doors. The downstairs additionally benefits from a downstairs bathroom consisting of bath with shower overhead wash basin and WC, a utility room, multiple storage space.

To the first floor there are four double bedrooms, The main bedroom has the benefit of an ensuite shower room. The first floor also benefits from over stair storage space.

Facing the property the house is made private from an electric remote control gate to start. To the right aspect there is a large garage and carport. The front garden is a generous size with a lawned area surrounded by mature shrubbery and trees.

The rear garden provides stunning views with that can be enjoyed by a patio and decking, there is access to a stylish garden shed and seating area, as well as access to the brook to finish



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



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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