



43 Lady Bay Road

| NG2 5DT | Guide Price £525,000

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- Guide Price £525,000
- Open Plan Living
- Good Sized Garden
- Amenities Within Walking Distance
- EPC Rating E
- Sought After Location
- Four Bedrooms
- Across The Road From Local Primary School
- Freehold
- Council Tax Band C





Guide Price £525,000

**\*\*EXCELLENT LOCATION\*\***

A well presented FOUR BEDROOM home in Lady Bay, West Bridgford. Situated across the road from the local Primary School, this would make a wonderful family home and is well positioned with a range of local amenities just around the corner and only a 10 minute walk from Central Avenue, which consists of multiple pubs and restaurants and local shops.

Entering into the hallway there is access into the lounge/diner and stairs to the first floor. The lounge area benefits from a log burner and a bay window, while the dining room has access to the cellar and a fitted kitchen at the rear that has a range of fully integrated appliances including a double oven, hob, extractor fan, dishwasher, washing machine and space for a free standing fridge/freezer.

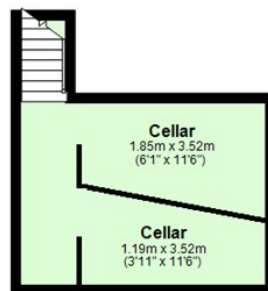
To the first floor there are two bedrooms and a four piece family bathroom consisting of a bath, shower, WC and wash basin. To the second floor there are two further bedrooms.

Facing the property there is on street parking, and to the rear there is a long east facing garden with a patio area, lawn, mature shrubs and a decked area towards the end of the garden with a shed.



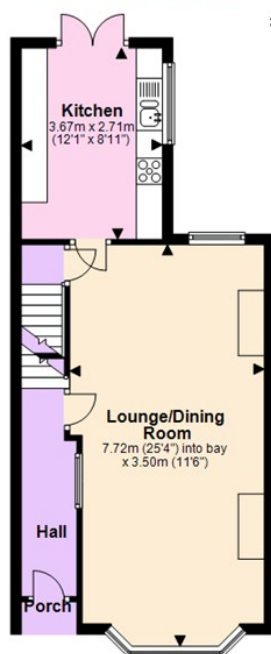
# Basement

Approx. 17.6 sq. metres (189.6 sq. feet)



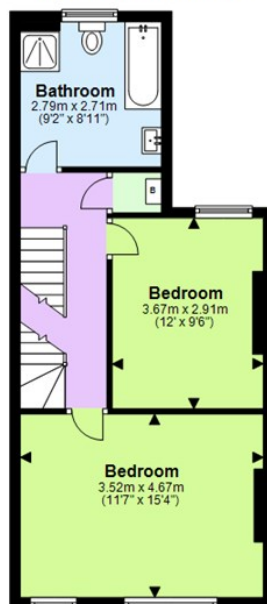
# Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



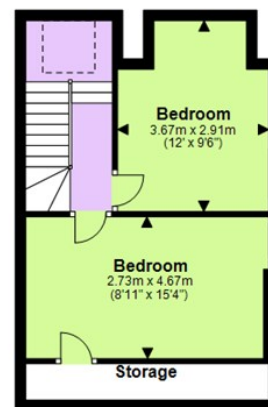
# First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



# Second Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



Total area: approx. 137.7 sq. metres (1482.2 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.



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</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>	<b>50</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		

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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.

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