



97 Loughborough Road

West Bridgford | NG2 7JX | Guide Price £699,950 - £735,000

ROYSTON
& LUND

- **GUIDE PRICE £699,950
- FIVE BEDROOMS
- - £735,000**
- Integrated Kitchen Appliances
- Downstairs WC
- Ample Off Street Parking
- Ensuite
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- EPC Rating - D
- Freehold - Council Tax Band - E





****GUIDE PRICE £699,950 - £735,000****

Royston and Lund are delighted to bring to the market. This five bedroom property located in the desirable town of West Bridgford. With versatile living across three floors and being just a stone's throw away from numerous amenities such as pubs, restaurants and local shops as well as being in the catchment area for well regarded schools this property would be a great fit for a family or a high quality buy to let.

Ground floor accommodation consists of a generous size living room with a front aspect bay window letting in lots of natural light. The kitchen is an ample size with integrated appliances such as an oven, hob and extractor fan as well as built in dishwasher. Coming off from the kitchen through french doors you come into the dining room with more than enough space to entertain family and friends, the dining room then lends itself to the conservatory to the rear aspect which is a good size making it a perfect sitting room in the summer months. The ground floor also boasts a downstairs WC and under stair storage space.

To the first floor there are three well proportioned double bedrooms. the main bedroom having the benefit of a three piece ensuite comprising of a bath with shower overhead along with wash basin and WC. The remaining two bedrooms have access to a separate four piece suite bathroom. The second floor boasts of a further two double bedrooms.

Facing the property the house itself is set back from the road due to an ample size private driveway enabling parking spaces for several cars which further leads to a single garage. To the rear there is a patio area to start leading onto lawn space and finishing with decking to the back of the property, the rear garden space itself is enclosed by bricked and fenced borders.





Total area: approx. 180.2 sq. metres (1939.9 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) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

ROYSTON
& LUND