



39 Kingswood Road

West Bridgford | NG2 7HT | Guide Price £550,000 - £585,000

ROYSTON  
& LUND

- GUIDE PRICE RANGE - £550,000 - £565,000
- Downstairs WC
- Off Street Parking
- Integrated Kitchen Appliances
- EPC Rating - D
- Three Double Bedrooms
- Ensuite Shower Room
- Immaculately Presented
- Close By To Numerous Amenities
- Freehold - Council Tax Band - C





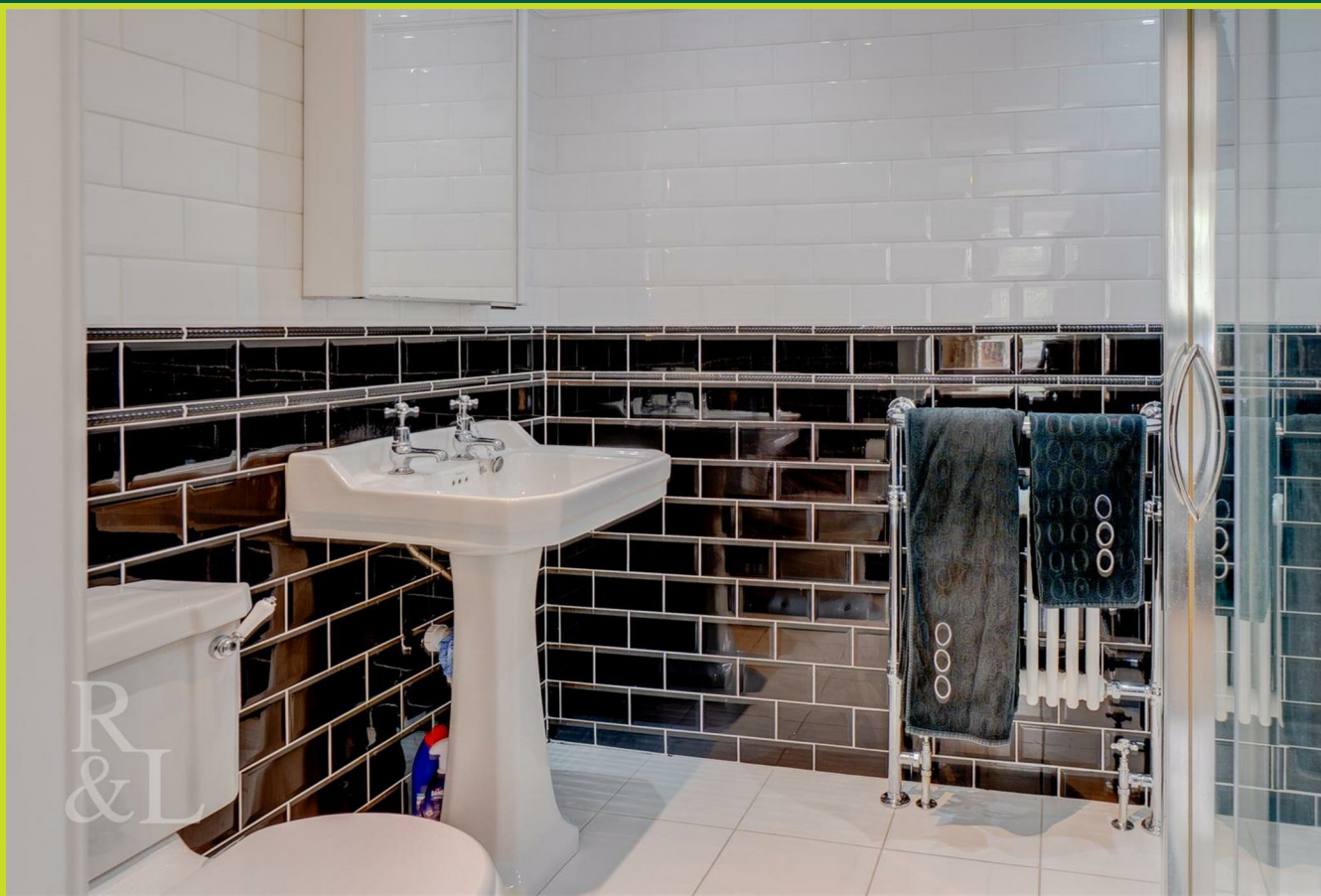
\*\*\*\*GUIDE PRICE £550,000 - £565,000\*\*\*\*

Royston and Lund are delighted to bring to the market this three double bedroomed detached property located in West Bridgford. Situated within walking distance from numerous amenities such as local shops and pubs and highly sought after schools, furthermore being a short drive away from central avenue. This property would be more than ideal for a growing family.

Ground floor accommodation consists of an ample size hallway with doors leading to the reception rooms and stairs to the first floor. The dining room is a generous size with a front aspect bay window with more than enough space to entertain family and friends. The living room/lounge is a great size with skylight and rear aspect window along with bifold doors leading you into the rear garden. The kitchen is a beneficial size with high quality integrated kitchen appliances such as a full range master oven with a built in extractor hood pieced together with a stylish belfast sink along with original built in kitchen cupboard space with concealed pull down chopping bench, giving the overall room a cottage type feel. The ground floor also benefits from under stair storage and a downstairs WC.

To the first floor there are three well proportioned double bedrooms. The main bedroom having a front aspect bay window and having the convenience of an ensuite shower room furthermore benefitting from built in storage space. The remaining two bedrooms are a great size and share a three piece stylish bathroom consisting of a bath with shower overhead, wash basin and WC.

Facing the property there is off-street parking due to a single driveway leading up to a single garage. To the rear there is a good size garden with a patio area excellent for summer seating, leading onto a lawn area which is enclosed by fenced borders.





EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(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<sub>2</sub>) Rating

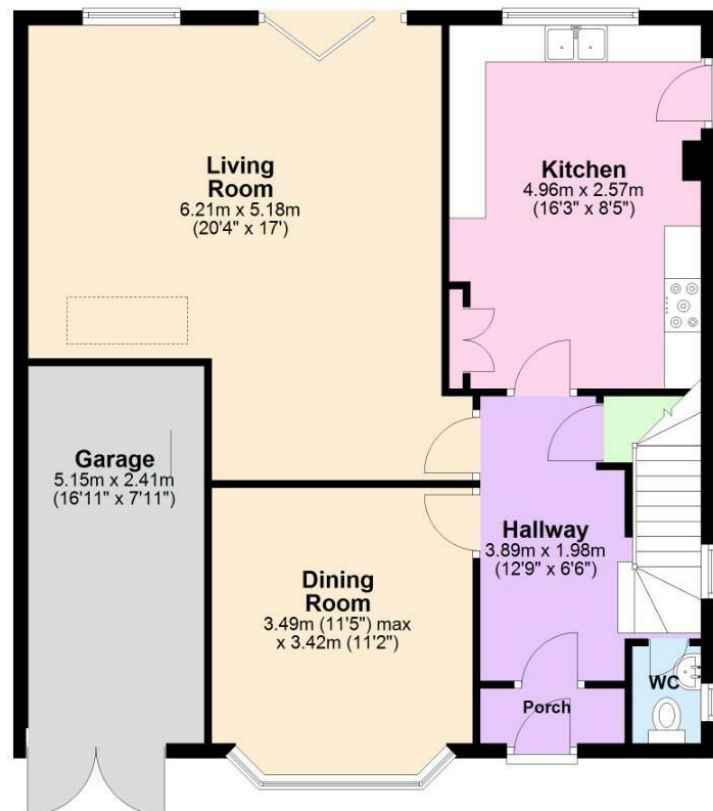
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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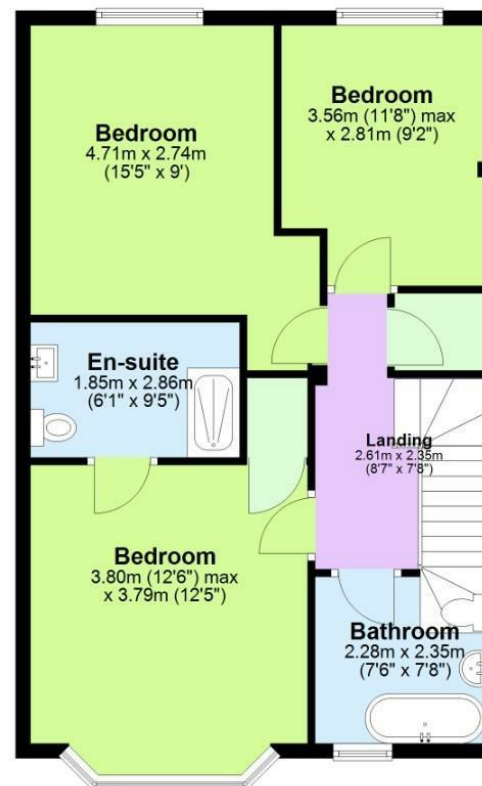
#### Ground Floor

Approx. 82.4 sq. metres (886.7 sq. feet)



#### First Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



Total area: approx. 141.5 sq. metres (1523.6 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.

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