



5 Becket Grove

| NG11 7HF | Guide Price £420,000

ROYSTON  
& LUND



- Four Bedroom Detached
- Quiet and Secluded Surrounding Roads
- Three Separate Bathrooms Including En-suite
- Ideal Storage Spaces Throughout
- EPC Rating - C
- Own Detached Garage & Drive Space
- Ample Size Kitchen with Utility Room
- Generous Sized Garden with Stone Slabbing
- Local Amenities Including Schools and Restaurants
- Council Band Rating - D







\*\*\*GUIDE PRICE £420,000 - £450,000\*\*\*

Resting comfortably just off of Ruddington Lane, Wilford - Royston & Lund are delighted to present to you this sizable fully detached house. This property easily offers the perfect blend of comfort and convenience. With four bedrooms to choose from, this property is ideal for families or those seeking extra space for guests or a home office.

Coming through the hallway, you are soon welcomed to the well-appointed kitchen. This area provides a welcoming atmosphere, accustomed with its integrated kitchen units including dishwasher, fridge and freezer; the perfect space for entertaining or relaxing after a long day.

Making our way to the back of the property, we are welcomed with an ample sized garden, accustomed with stone slabbing and high standard astro-turf, neatly separated by a border for well kept shrubs and plants alike.

The house features three modern bathrooms including an en-suite, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for modern living.

For those with vehicles, the property has private space for up to three cars as well as plenty of off-road parking. The Wilford area is well known for its friendly community and proximity to local amenities. This includes shops, schools, and parks, making it an excellent location for families and professionals alike. There is also a local tram line, just a 10 minute walk, allowing for easy access into the Nottingham City Centre.

This property presents a wonderful opportunity to create a home in a sought-after neighbourhood. With its generous living space and convenient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to view this lovely house on Becket Grove.





## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	79	
(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 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.

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