



5 Becket Grove

| NG11 7HF | Offers Over £400,000

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





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) A		89
(81-91) B	79	
(69-80) C		
(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 (CO₂) 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



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