

SUPERIOR HOMES

ROYSTON & LUND



246 Rutland Road

West Bridgford | NG2 5EB

Guide Price £550,000

An EXTENDED AND STYLISH FOUR BEDROOM FAMILY HOME in the highly sought after area of Lady Bay in West Bridgford, situated on a stunning plot, backing onto the Grantham Canal offering ample space for a growing family, as well as being within catchment area for highly sought after local schools. Lady Bay has a range of amenities within the area and also sits within easy walking distance of Central Avenue, where there are further shops, pubs, restaurants and coffee shops.

As you enter into the property the ground floor accommodation consists of a hallway leading off into the first reception room that benefits from a fireplace and a bay window. Continuing on down the hall you come into an open plan kitchen diner, which is a generous sized room with integrated appliances such as an oven, hob and extractor fan and bi-folding doors that lead into the garden. Another opening reveals an additional lounge area with three paneled bi-folding doors giving further access to the garden. The ground floor accommodation also includes a Pantry and under stair storage for added convenience.

The first floor features three well presented double bedrooms and one single bedroom, including a spacious main bedroom paired with a three piece en-suite. To the rear of the property you are greeted by a well kept slatted patio perfect for seating in the summer months, a lawned area to follow, aligned by fenced borders.





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- Extended Semi-Detached Home
- Integrated Appliances
- Main Bedroom With En Suite
- Outdoor Seating Area
- Off Street Parking For Two Vehicles
- Immaculately Presented Throughout
- Close Proximity Of Local Amenities
- Freehold - Council Tax - C
- EPC Rating - D









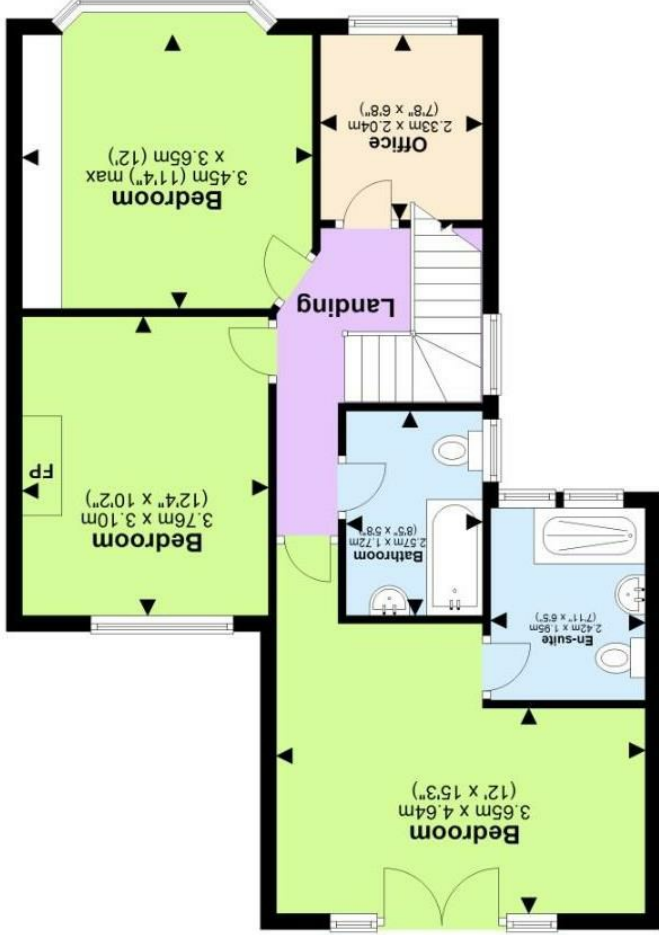
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 Planlup.

Total area: approx. 124.6 sq. metres (1340.8 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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