



Inglenook Main Street  
Wysall | NG12 5QS | £260,000

ROYSTON  
& LUND

- Two Bedrooms
- Fitted Kitchen
- Patio Area
- Next Door To An Award Winning Country Pub
- EPC Rating - E
- Log Burner
- Low maintenance Garden
- Countryside Living
- Close By To Numerous Amenities
- Freehold - Council Tax Band -A





Royston and Lund are delighted to bring to the market this two bedroom detached cottage located in the highly sought after countryside village of Wysall. Situated within the heart of the village with scenic walks on offer along with being on the doorstep to an award winning country pub as well as being a short drive from neighbouring villages where local shops and further amenities are on offer. This property would be a great for first time buyers, those wanting to downsize or a high quality buy to let.



Entering into the property you come into the kitchen, which has integrated appliances such as an oven, hob and extractor fan as well with room to add further freestanding. The kitchen also provides a a breakfast bar and convenient under stair storage. The living room is ample in size and benefits from a log burner adding to that country cottage feel.

To the first floor there are two bedrooms. The main bedroom being a double and benefitting from built in wardrobes and over stair storage. The second bedroom is a single and is currently being used as an office. Both bedrooms share a three piece bathroom.

Facing the property there is on street parking and a bricked storage out house. The property itself benefits from a patio and decking area that is enclosed by hedged and fenced borders.



EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 81        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 41      |           |
| (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                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



Total area: approx. 59.8 sq. metres (643.5 sq. feet)

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.

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