



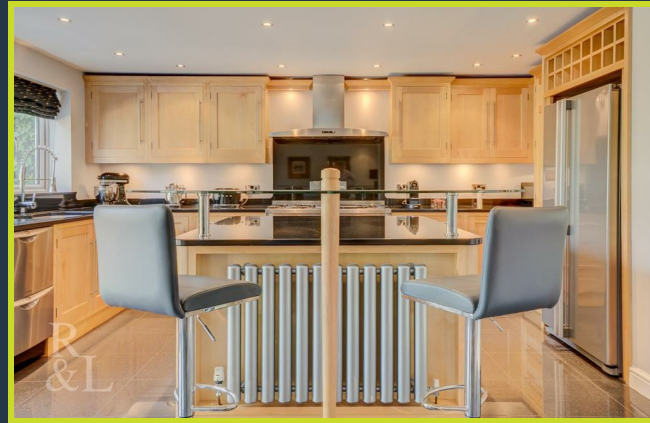
10 Westminster Drive

Radcliffe-On-Trent | NG12 2NL | Offers In The Region Of £900,000

ROYSTON
& LUND

- Stunning Five Bedroom Detached Family Residence
- Open Plan Kitchen And Dining Room
- Two Ensuites, A Family Bathroom And A Ground Floor WC
- Top Of The Range Integrated Kitchen Appliances
- EPC Rating - C
- High End Finishes And Top Of The Range Fixtures And Fittings
- Off Street Parking With Double Driveway And Double Garage
- Quiet Village Location Whilst Being Close By To Numerous Amenities
- Excellent Transport Links
- Freehold - Council Tax Band - G





Royston and Lund are delighted to present to the market this immaculately presented and beautifully finished luxury five-bedroom residence, situated in the highly sought-after and peaceful village of Upper Saxondale.

Boasting over 2,500 sq ft of accommodation, ample off-street parking, a double garage, an attractive brick-built frontage, and a spacious private rear garden with a full-width patio, this property would make the perfect family home.



Upon entering the property, you are greeted by premium finishes and stunning porcelain flooring, which continues into the fully open-plan bespoke kitchen and dining room. This impressive space features a full covered bay window at the head of the dining area, overlooking the rear garden. The kitchen and dining room have been meticulously designed with custom-made matching wall and base units, complemented by black granite worktops to coordinate with the flooring. These house a range of high-specification integrated appliances, including a Britannia double oven and grill with extractor hood, separate steamer, wine cooler within the island, overhead wine storage, and a double-drawer dishwasher. The kitchen also benefits from underfloor heating throughout and French doors providing direct access to the rear garden.

Separate from the kitchen is the spacious sitting room, which was formerly the original double garage and has been thoughtfully converted into a welcoming family living space. The room features two front-facing bay windows that flood the space with natural light, while also providing access to under-stairs storage and a cupboard housing the boiler.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	73

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



Total area: approx. 242.1 sq. metres (2605.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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