Superior Homes

ROYSTON & LUND



226 Rutland Road

West Bridgford | NG2 5EB

Offers Over £550,000



CHAIN FREE

Royston and Lund are delighted to bring to the market this three-bedroom family home located on Rutland Road in Lady Bay. Backing onto Grantham Canal and with an expansive garden, this property would be a great fit for a growing family. Rutland Road is close to numerous amenities, being a short distance from West Bridgford's Central Avenue, where you will find local shops, pubs and restaurants. Not to mention West Bridgford Park, as well as being a short walk away from major sporting venues.

Ground floor accommodation comprises an initial porch and entrance hall upon entry, which leads into the two main reception rooms, kitchen and stairs to the first floor.

The dining room is ample in size and boasts a large bay window to the front elevation, flooding the room with natural light. The living room features a window to the left-hand side of the fireplace and grants access to the conservatory to the rear, presenting full wraparound windows and French doors leading out to the rear garden.

The kitchen has base and wall units, with more than enough room to add freestanding appliances, whilst also showcasing a door to the rear lobby and further access to the garage, front of the property and rear garden.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom and bedroom two are both doubles, and the third is a spacious single positioned over the stairs. All bedrooms are served by a bathroom with a shower overhead, along with a wash basin and separate WC.









- Proudly Marketed By Royton & Lund Estate Agents
- Three Bedroom Detached Family Home
- Ample Off Street Parking
- Opportunity To Put Your Own Stamp On Things
- Spacious Rear Garden
- Highly Sought After Area
- Close By To Numerous Amenities
- NO UPWARD CHAIN
- In The Catchment Area For Well Regarded Schools
- EPC Rating - E /// Freehold - Council Tax Band - D






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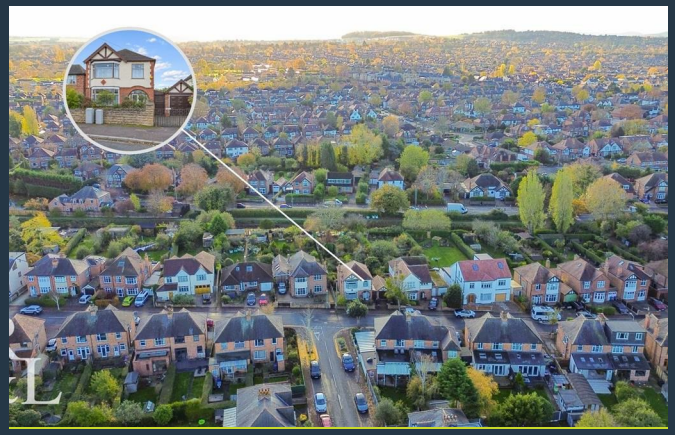


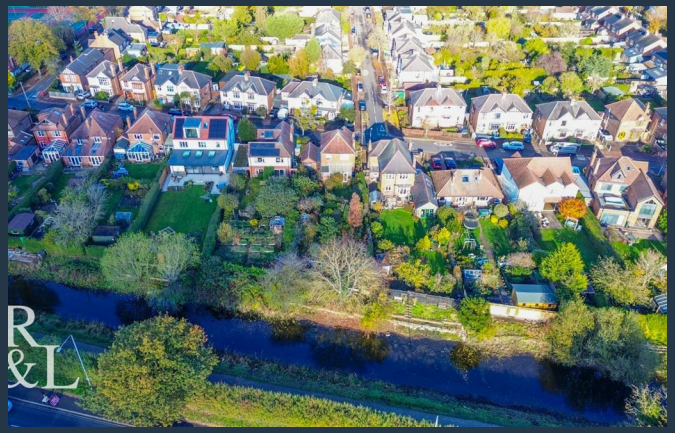







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Facing the property, there is ample off-street parking via a driveway, providing space for two cars, along with a handy single garage for additional parking or storage space.

The rear garden is a large size, featuring lush lawns, seasonal flower beds, mature bushes and shrubbery, along with established trees. These particular rear gardens on Rutland Road are of a good size, benefiting from backing directly onto Grantham Canal.



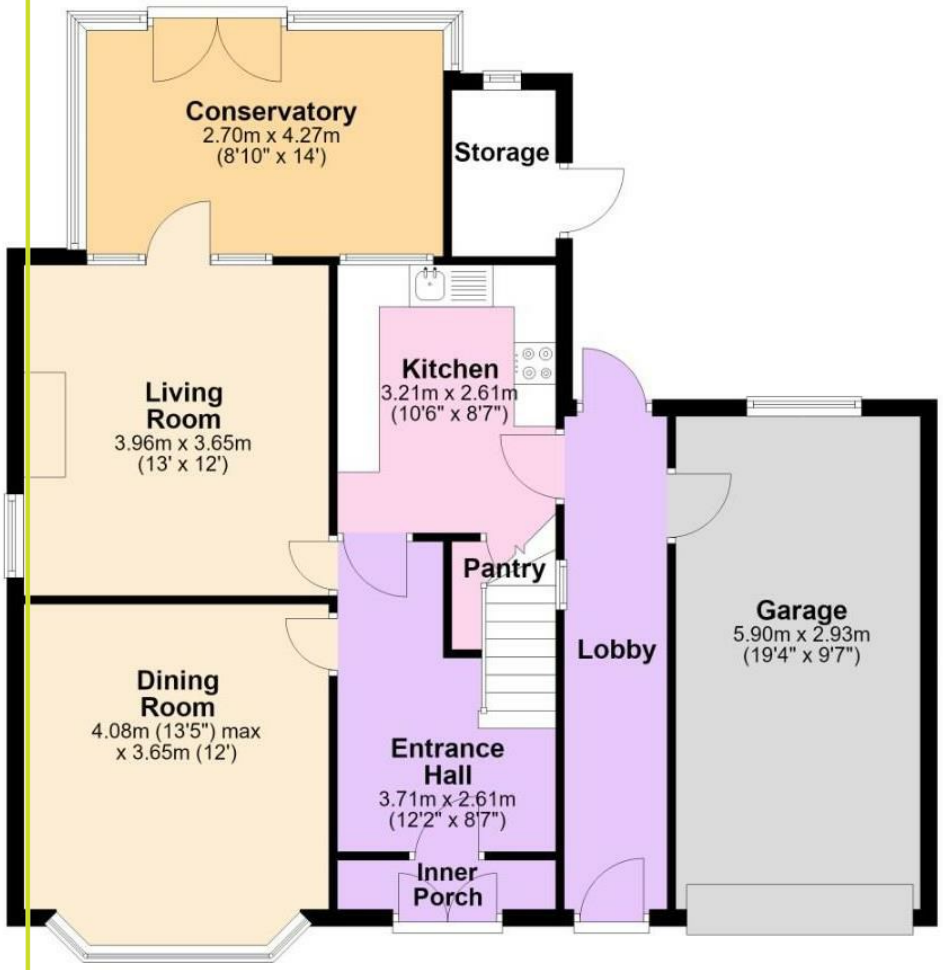






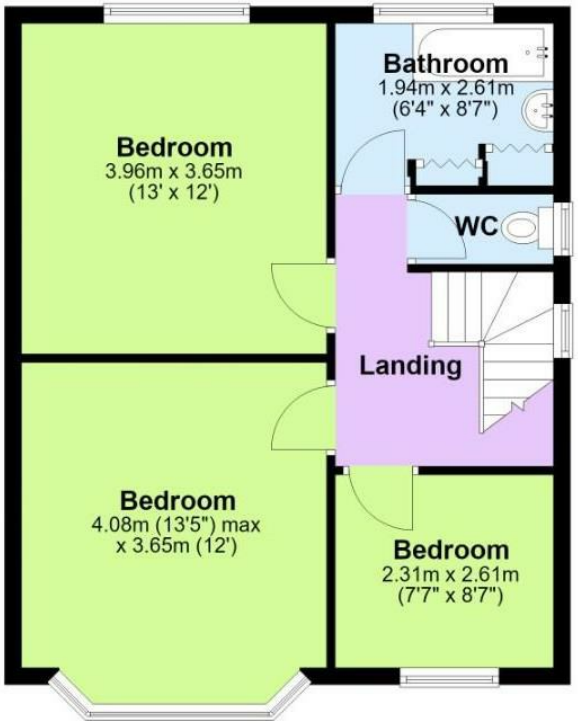
Ground Floor

Approx. 90.0 sq. metres (968.4 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



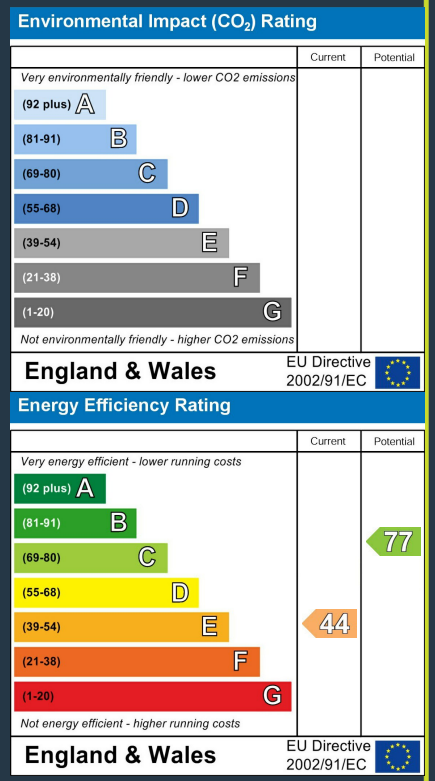
Total area: approx. 139.4 sq. metres (1501.0 sq. feet)

The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC



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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