

# SUPERIOR HOMES

## ROYSTON & LUND





# Westholme Main Street,

| LE14 3AQ

£550,000

Royston and Lund are delighted to bring to the market this detached, three/four bedroom property presented in excellent order throughout located in the highly sought village of Hickling, offered to the market with no onward chain.

Internal accommodation comprises a welcoming entrance hallway with stairs leading up the first floor and an under-stairs W/C. A versatile room to the front can be used as either a fourth bedroom or a snug/home office. To the rear, a lovely lounge benefits from bi-fold doors to the rear elevation and features a hideaway pull-down bed, ideal for its current use as an occasional guest bedroom.

The open plan Kitchen/Diner also features floor-to-ceiling bi-fold doors to the rear elevation and has been fitted with dual integrated ovens, a hob, extractor fan, dishwasher and a fridge / freezer, as well as a central island and underfloor heating. Off the kitchen/Diner is a separate utility room with plumbing in place for a washing machine and tumble dryer with a useful side door to the garden making it ideal for muddy feet or paws.

To the first floor, the master bedroom boasts a lovely dual aspect with windows to the front and rear and runs the length of the property benefitting from fitted wardrobe space and an en-suite shower room. Two further bedrooms benefit from fitted storage space and share a four piece family bathroom comprising a bath, separate shower, W/C and wash basin.

To the front of the property, a block paved driveway provides off-street parking for multiple vehicles complimented by a selection of bedded plants, shrubs and bushes. To the rear, an enclosed garden is accessed via a side gate or internally from the kitchen/diner, lounge or utility room and features an L-Shape paved patio area running the width and length of the garden with a lawned area again complimented by a selection of trees, shrubs and bushes.





- Detached & Modern
- Kitchen/Diner with Separate Utility Room
- Bi-Fold Doors off Kitchen/Diner & Lounge
- En-Suite to Master
- Presented in Excellent Order Throughout
- Block Paved Driveway
- Enclosed Rear Garden
- No Onward Chain
- EPC Rating: D
- Council Tax Band: D

















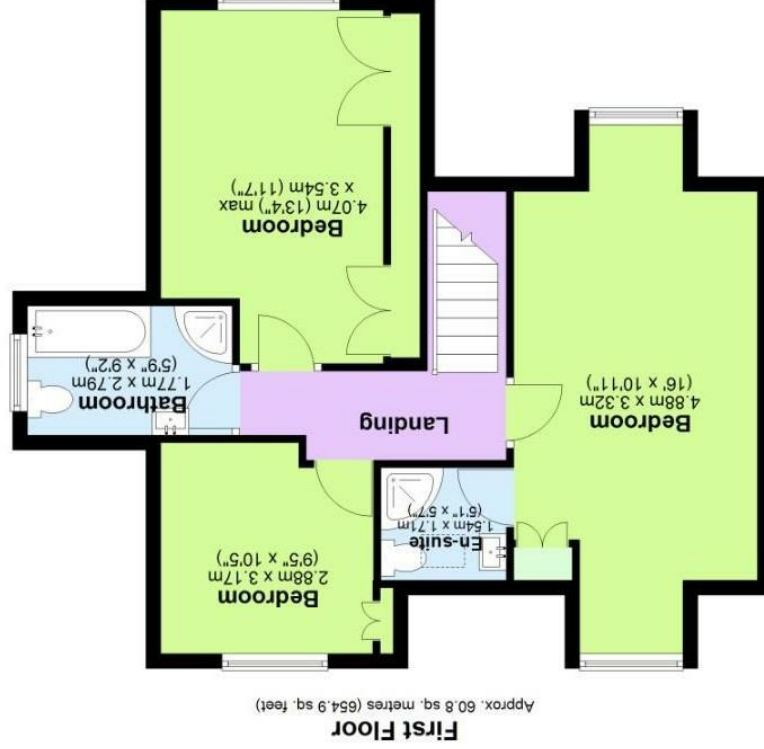
Hickling Village is an attractive village situated in the beautiful surroundings of The Vale of Belvoir, Nottinghamshire boasting a well regarded village Pub - The Plough as well as The Old Wharf Tea Rooms - both of which are within walking distance.

The village holds several annual events including the Hickling Scarecrow Festival, the Hickling Country Fair and Open Gardens.



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.

Total area: approx. 141.2 sq. metres (1519.6 sq. feet)



| England & Wales                             |             | EU Directive 2002/91/EC                                         |             |
|---------------------------------------------|-------------|-----------------------------------------------------------------|-------------|
| Very energy efficient - lower running costs | (92 plus) A | Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) A |
| (81-91) B                                   |             | (81-91) B                                                       |             |
| (69-80) C                                   |             | (69-80) C                                                       |             |
| (55-68) D                                   |             | (55-68) D                                                       |             |
| (39-54) E                                   |             | (39-54) E                                                       |             |
| (21-38) F                                   |             | (21-38) F                                                       |             |
| (1-20) G                                    |             | (1-20) G                                                        |             |
| Not energy efficient - higher running costs |             | Not environmentally friendly - higher CO <sub>2</sub> emissions |             |
| Potential                                   | Current     | Potential                                                       | Current     |
| 85                                          | 62          |                                                                 |             |
| Energy Efficiency Rating                    |             | England & Wales                                                 |             |
|                                             |             | EU Directive 2002/91/EC                                         |             |
|                                             |             | Not environmentally friendly - higher CO <sub>2</sub> emissions |             |
|                                             |             | (1-20) G                                                        |             |
|                                             |             | (21-38) F                                                       |             |
|                                             |             | (39-54) E                                                       |             |
|                                             |             | (55-68) D                                                       |             |
|                                             |             | (69-80) C                                                       |             |
|                                             |             | (81-91) B                                                       |             |
|                                             |             | (92 plus) A                                                     |             |
|                                             |             | Very environmentally friendly - lower CO <sub>2</sub> emissions |             |
|                                             |             | Potential                                                       |             |

EPC

