



266 Wilford Lane

Wilford | NG11 7AW | £350,000

ROYSTON  
& LUND

- NO CHAIN
- AMPLIFIED OFF STREET PARKING VIA A DOUBLE DRIVEWAY
- OPEN PLAN GROUND FLOOR LIVING
- CLOSE BY TO NUMEROUS AMENITIES AND EXCELLENT TRANSPORT LINKS
- EPC - RATING - D
- IMMACULATELY PRESENTED AND READY TO MOVE IN
- THREE BEDROOM DETACHED FAMILY HOME
- INTEGRATED KITCHEN APPLIANCES
- CORNER PLOT PROPERTY
- FREEHOLD - COUNCIL TAX BAND - C





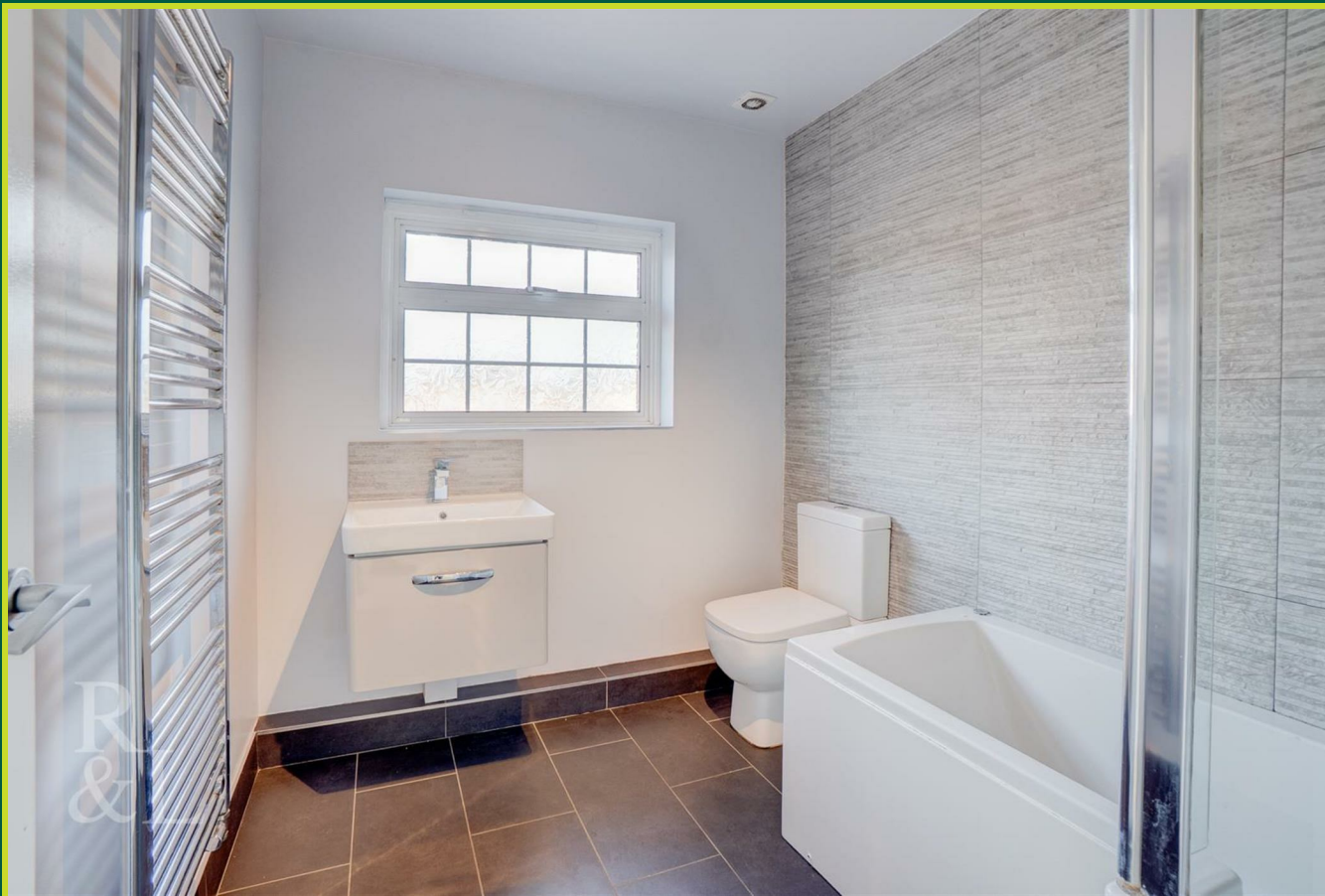
**\*\*NO CHAIN\*\***

A well appointed fully refurbished three bedroom detached corner plot property located in Wilford. Situated close by to numerous amenities being a short walk and drive from local shops, pubs and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the West Bridgford and the City Centre. This property would be a great fit for first time buyers or a growing family.

Ground floor accommodation comprises an entrance hall that leads into the kitchen dining room, living room and stairs to the first floor. The kitchen dining room is ample in size and benefits from integrated kitchen appliances such as an oven and extractor fan, built in fridge and freezer along with a pull down dishwasher, with more than enough room to add freestanding appliances. The adjoining dining area is a great size for family and friends and grants access to the rear of the property via a full width sliding door. Off from the dining area is the living room which is accessed through a walkthrough giving the ground floor an open plan feel.

To the first floor there are three well proportioned bedrooms. The principle bedroom and bedroom two are both doubles, the main bedroom benefitting from built in wardrobes. The third bedroom is a spacious over stair single. All bedrooms share an immaculately presented three piece bathroom consisting of a bath with a shower overhead long with a wash basin and WC.

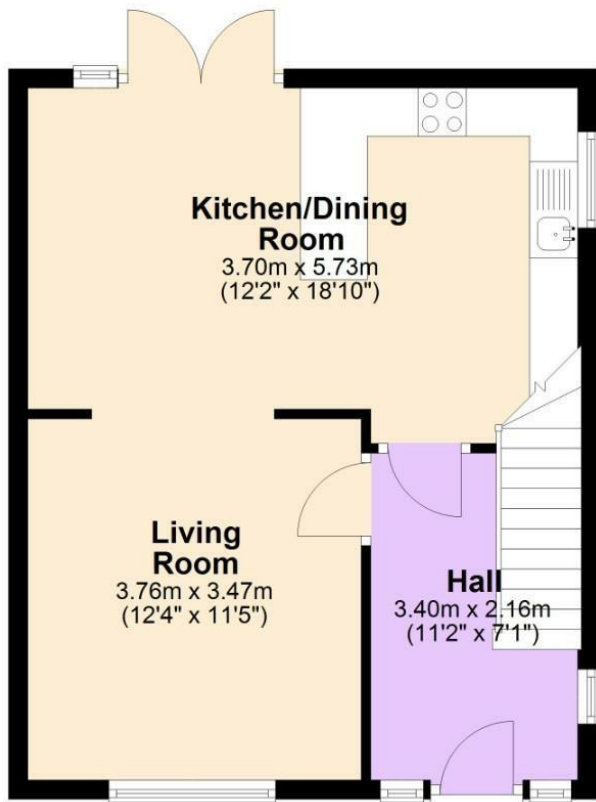
Facing the property there is a garden area to the front with a pathway leading up to the front door. Being a corner plot the garden wraps around to a blocked paved driveway to the rear providing ample off street parking for multiple vehicles.





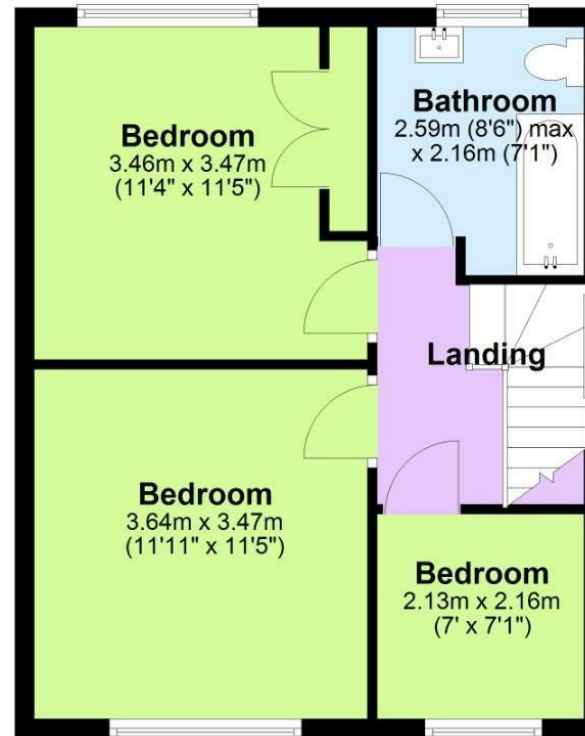
### Ground Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 82.5 sq. metres (887.7 sq. feet)

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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