



1 Sloane Court

West Bridgford | NG2 7SY | £350,000

ROYSTON
& LUND

- Two Double Bedrooms
- Fully Working Alarm
- Ample Off Street Parking
- Built In Wardrobes
- EPC Rating - C
- Really Well Presented
- Integrated Kitchen Appliances
- Quiet Cul De Sac Location
- Close By To Numerous Amenities
- Freehold - Council Tax Band - C





****IMMACULATELY PRESENTED****

****NO CHAIN****

Royston and Lund are delighted to bring to the market this two-bedroom detached bungalow located in Compton Acres. Positioned down a quiet cul-de-sac, the property is situated close to numerous amenities, being just a short drive from the shops on Loughborough Road and Central Avenue, where you will find a range of local shops, pubs and restaurants. The property also benefits from excellent transport links to Nottingham City Centre and the surrounding villages.

Interior accommodation comprises an entrance hall that leads into the main reception room, kitchen, both double bedrooms and the family bathroom. The living room is a generous size, offering plenty of space for family and guests, and adjoins the dining room to the rear aspect, which in turn grants access to the rear garden through sliding doors. The kitchen showcases high-quality base and wall units housing integrated appliances, including an oven, hob, extractor hood and dishwasher, along with further space for freestanding appliances.

Both bedrooms are well-proportioned doubles, each benefiting from built-in wardrobes, and share a three-piece family shower room comprising a shower enclosure, wash basin and WC.

Facing the property, there is ample off-street parking via a single driveway and single garage.

To the rear, there is a lovely low maintenance tiered garden with a wrap-around cobbled patio, providing the perfect space for outdoor seating and alfresco dining. Beyond this is a lush lawn with well-stocked flower beds showcasing a variety of seasonal bushes and shrubs. The garden is fully enclosed by a combination of fenced and brick-built boundaries.





Total area: approx. 87.6 sq. metres (942.5 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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	78

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		

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