



160 Loughborough Road

Ruddington | NG11 6LJ | Guide Price £575,000 - £600,000

ROYSTON
& LUND

- **GUIDE PRICE - £575,000 - £600,000**
- Well Equipped Kitchen Dining Room With High Quality Fixtures and Fittings
- Tiled Four Piece Family Bathroom
- Side Extension Providing Ample Storage And Versatile Space And Opportunity For The Buyer
- Excellent Plot Size With Patio Area And Spacious Lawn
- Immaculately Presented Three Bedroom Family Bungalow
- Top Of The Range Kitchen Appliances
- Extended Snug To The rear Of The Property
- Ample Off Street Parking With The Space For Several Off Street Vehicles
- EPC Rating - D / Freehold - Council Tax Band - D





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Royston and Lund are delighted to bring to the market this three bedroom detached family bungalow located on the desirable Loughborough road in Ruddington. Set on a generous plot and standing at just shy of 2000 sq ft of interior accommodation. This property would be a great fit for a growing family being so close to numerous amenities, having excellent transport links and being in the catchment area for well regarded schools.

Interior accommodation comprises of a generous porch upon entry which leads into the spacious hallway. Off from the hallway are all three well proportioned double bedrooms, family bathroom, living room and kitchen dining room.

The kitchen diner is a spacious size with high quality wall and base units with integrated appliances such as an oven, hob and extractor hood along with unit space for an american style fridge/freezer, a built dishwasher and washing machine along with remote control mood lighting, the adjoining dining area has more than enough room for family and friends. Off from the kitchen is an extended snug to the rear overlooking the garden and showcases full length windows, double skylights and French doors leading to the rear garden. The living room is a generous size and has sliding doors leading into the snug and French doors granting access to the side passage which leads into a store room and finally an ample size office to the rear aspect.

The stand out feature of this property is its plot size which plenty of parking to the front fitting several vehicles and the spacious rear garden which has a patio area to start which provides summer seating which steps down onto a lawn area which stretches back with a pond to the left aspect and a storage shed to the right and is then aligned with trees and flower beds as it follows to the rear. The rear garden itself is enclosed by fenced borders.





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.



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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

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