

## CONY WALK, GRANGE PARK, NN4

£350,000 | 4 Bed House - Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this modern four bedroom detached family home with no above chain. The property is located in the popular area of Grange Park which offers very convenient access to the M1, junction 15. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, first floor landing, master bedroom with en-suite, three further bedrooms and a family bathroom. The property further benefits from gas radiator central heating, upvc double glazing, off road parking and rear garden.

COUNCIL TAX BAND: E

- Four Double Bedrooms
- Detached House
- Cloakroom
- Lounge & Dining Room
- En-Suite
- Single Garage
- Driveway
- Rear Garden
- No Chain
- East Access for M1

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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

