



Richmond Butt Lane

East Bridgford | NG13 8NY | Offers In Excess Of £660,000

ROYSTON
& LUND

- Open plan kitchen/ family/ dining
- Cloaks
- Private garden
- Separate utility room
- Dressing room
- 2 en-suite bedrooms
- Double garage
- Eco Electric home
- Separate, spacious lounge
- Family Bathroom





The Richmond offers space for all the family, complete with modern finishes and luxuries including underfloor heating as standard. This four-bedroom home is part of the Heritage Collection, combining a classic exterior inspired by Arts & Crafts architecture with a modern interior designed for contemporary lives. As an Eco Electric home, The Richmond offers superb energy efficiency via air source heat pump.



As well as a generous double garage, the ground floor boasts a utility room for convenience and keeping everything organised. As well as the spacious lounge, there's a separate family sitting area just off the open-plan dining/kitchen area, so there really is room for everyone - whether you're gathering together or looking for a bit of space.

Upstairs, two of the four bedrooms offer en-suite bathrooms with walk-in showers, while the main bedroom also boasts a walk-in wardrobe. There's a centrally located family bathroom with a bathtub, and both of the remaining bedrooms are also spacious, with room for personalising with additional storage as desired.



EPC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC

THE RICHMOND

GROUND FLOOR

1 Lounge	17'7" x 12'10"	5.35 x 3.90 m
2 Family	14'0" x 11'3"	4.28 x 3.42 m
3 Dining	11'3" x 11'3"	3.43 x 3.42 m
4 Kitchen	15'5" x 14'3"	4.69 x 4.35 m
5 Utility	11'3" x 5'3"	3.42 x 1.60 m
6 Cloaks	5'6" x 3'8"	1.68 x 1.12 m
7 Garage	17'9" x 16'6"	5.41 x 5.03 m

FIRST FLOOR

8 Bedroom 1	14'8" x 12'10"	4.46 x 3.90 m
9 En-suite 1	7'9" x 7'2"	2.37 x 2.17 m
10 Wardrobe	7'2" x 6'9"	2.17 x 2.06 m
11 Bedroom 2	12'5" x 11'5"	3.78 x 3.49 m
12 En-suite 2	8'9" x 4'2"	2.66 x 1.28 m
13 Bedroom 3	11'7" x 9'8"	3.54 x 2.93 m
14 Bedroom 4	11'5" x 9'0"	3.47 x 2.74 m
15 Bathroom	10'10" x 6'1"	3.30 x 1.86 m



Customers should note this illustration is an example of the Richmond house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'hand-d' or minor image versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plan to plot including render and roof tile colour. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EIG_RICH_DM12

Ⓛ: Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.
 ov - oven
 ff - fridge freezer
 dw - dishwasher
 wmc - washing machine space
 ld - tumble dryer space
 wc - wine cooler



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