



20 Main Street

Bradmore | NG11 6PB | £365,000

ROYSTON
& LUND

- Four Bedroom Semi Detached Family Home
- Excellent Transport Links
- Ensuite Shower Room And Family Bathroom
- Countryside Village Location
- Freehold - Council Tax Band - C
- Quiet Village Location
- Immaculately Presented Throughout
- Open Plan Kitchen Dining Room
- EPC Rating - E



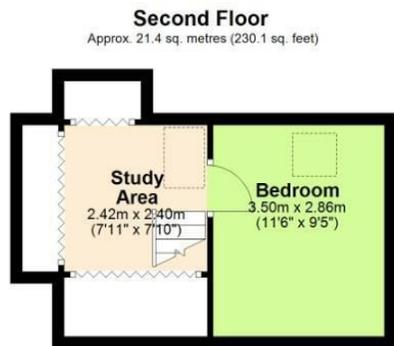


Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in the desirable countryside village of Bradmore. Situated with excellent transport links via the A60 leading into Ruddington, West Bridgford and Loughborough. Bradmore is in the catchment area for well regarded schools and is a short drive from Rushcliffe Country Park. This property would be an excellent fit for a growing family or for first time buyers.

Interior accommodation comprises an entrance hall that leads into the main reception room, kitchen dining room and stairs to the first floor. The living room showcases dual aspect windows to the front and rear flooding the room with natural light pieced together with a stylish gas fireplace. The kitchen dining room is a generous size with high quality base and wall units housing integrated appliances such as an eye level oven and grill, hob and extractor fan, built in dishwasher and built in fridge and freezer. The adjoining dining area benefits from French doors leading into the rear garden.

To the first floor there are two well proportioned double bedrooms. The master bedroom showcasing built in wardrobes and an ensuite shower room. The second and third bedroom are a further spacious doubles. To the third floor there is the fourth bedroom which benefits from eaves storage, windows and skylight. All four bedrooms have additional access to a three piece family bathroom to the first floor consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is on street parking with a raised stepped pathway leading to front lawn space leading to the front door. The rear garden demonstrates a sizeable patio area to the left aspect which steps up to a lush lawn area aligned with flower beds displaying mature shrubbery, garden shed and enclosed with fenced borders. There is further patio area sitting behind the living room which creates an ideal space for summer seating.



Total area: approx. 123.3 sq. metres (1326.9 sq. feet)



EPC

Energy Efficiency Rating

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

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		

England & Wales EU Directive 2002/91/EC

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.

**ROYSTON
& LUND**