

SUPERIOR HOMES

ROYSTON & LUND



30-32 Main Street

| NG11 6PB

£695,000

Royston & Lund are delighted to present this detached five bedroom period cottage located in the highly sought after Rushcliffe village of Bradmore, offered to the market with no onward chain.

Retaining a wealth of character features throughout the internal accommodation features a front porch which in turn leads in to a reception hall, complete with a feature fireplace and a staircase leading upstairs.

To the right, you'll find a great size living room boasting a log burner fireplace with a door that opens directly onto the garden, creating a seamless indoor-outdoor flow. To the left of the reception hall lies the elegant dining room, finished with oak flooring,

Moving forward a central lobby gives access to a downstairs W/C, direct access to the exterior with internal doors to both a modern kitchen/diner and dining room. This kitchen is fitted with a sleek induction hob, soft-closing units, and ample room for casual dining or entertaining. A connecting utility room offers practicality without compromising on style.

At the rear of the kitchen diner, a second reception room provides yet another access point to the garden and courtyard, allowing natural light to flow throughout the space creating a great study, snug or childrens playroom.

Upstairs, you'll find five well-appointed bedrooms, each thoughtfully designed with comfort and functionality in mind. Several rooms feature high-quality fitted wardrobes and great general storage. The principal bedroom enjoys the luxury of an en-suite bathroom complete with four piece suite, while the family bathroom is centrally located and includes a walk-in shower.





- Five Bedroom Detached
- Modern-Integrated Kitchen Diner with Utility
- Reception Hallway
- Separate Dining Room
- Porch/Ground Floor WC
- Rear Lobby
- Ample Size Garden with Courtyard
- Detached Double Garage & Single Garage
- EPC Rating - E
- Council Tax Band - F

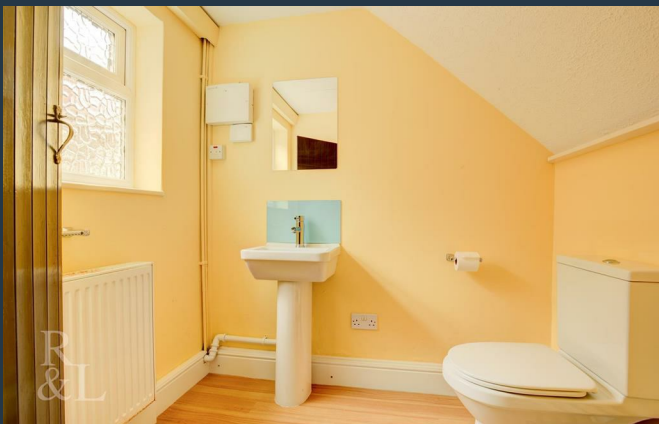








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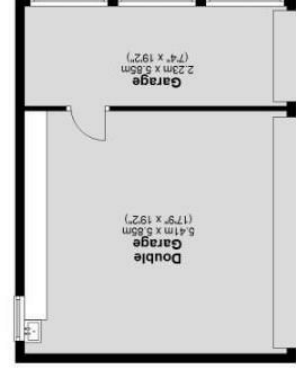


Outside, the garden has a blend of stone slabs that flow out of the courtyard to form a path to connect to the front. A wide turfed lawn, bordered by mature hedges provide privacy. To the front, a double detached garage is complemented by a connecting single garage, ideal for extra storage or workshop space. The driveway provides plenty of off-road parking, enhanced by cobblestone detailing and brick retaining walls. Mature apple trees and well-tended shrubs complete the picture of this beautifully landscaped outdoor space, with gated side access to the rear garden for added convenience.

A driveway to the front provides off-street parking for multiple cars and leads to a double garage with a single garage attached.

This property is located in a quiet rural village surrounded by countryside, ideal for walking and relaxing with local amenities including supermarkets, doctors, dentists, schools (both Primary & Secondary), pubs and takeaways in the nearby villages of Keyworth and Ruddington.

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.



Total area: approx. 240.0 sq. metres (2583.3 sq. feet)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
(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	Current
46	
78	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	Potential
(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 CO2 emissions	Current

EPC



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