



20 Collington Way

West Bridgford | NG2 7LR | Guide Price £360,000 - £385,000

ROYSTON
& LUND

- **GUIDE PRICE £360,000 - £385,000
- Integrated Kitchen Appliances And High Quality Fixtures And Fittings
- Spacious Reception Room With Sliding Doors To The Rear Garden
- Close By To Numerous Amenities
- EPC Rating - D
- Three Bedroom Detached Family Home
- Ample Off Street Parking
- Sliding Wardrobes To The Main Bedroom
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - D





A modern well appointed and immaculately presented three bedroom detached property located in a quiet West Bridgford cul de sac. Situated close to numerous amenities being a short walk and drive to Loughborough Road shops including Asda and Post Office together with Central Avenue and its restaurants bars and shops. The property lies within the catchment area for highly regarded schools, along with good transport links to the City Centre and would be a great fit for a growing family.

Ground floor accommodation comprises a hallway upon entry leading to the main reception room and stairs to the first floor. The generous combined living/dining room enjoys a front aspect window flooding the room with light, whilst the stylish electric fireplace is a striking feature. The dining area has ample room to accommodate guests, family and friends with a door leading to the kitchen and sliding doors to the rear patio. Under stair storage is also accessed from the dining area. The modern kitchen provides several integrated appliances including eye level oven, hob and extractor fan along with a built in dishwasher and integral fridge freezer. The kitchen also grants access to the rear patio and garden via a side door.

To the first floor there are three well proportioned bedrooms. The principal is a double with full width built in wardrobes. The second bedroom is a further double with the third an over stair single. All three bedrooms share a three piece bathroom suite comprising a bath with overhead shower, wash basin and WC. The loft is boarded and lit with access via a retractable ladder.

Facing the property there is ample off street parking via a spacious single driveway leading to a single integral garage with power and lighting. To the rear there is an immaculately kept garden and separate patio area accessed from the kitchen and dining area. The garden offers a well maintained lawn with surrounding borders enclosed with close boarded fencing.



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		
	65	73

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

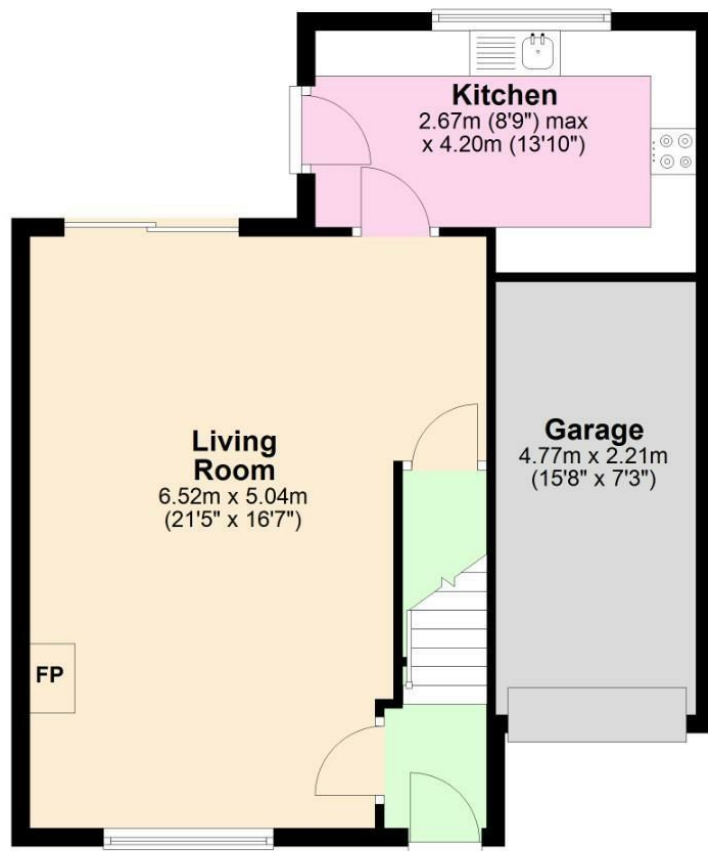
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

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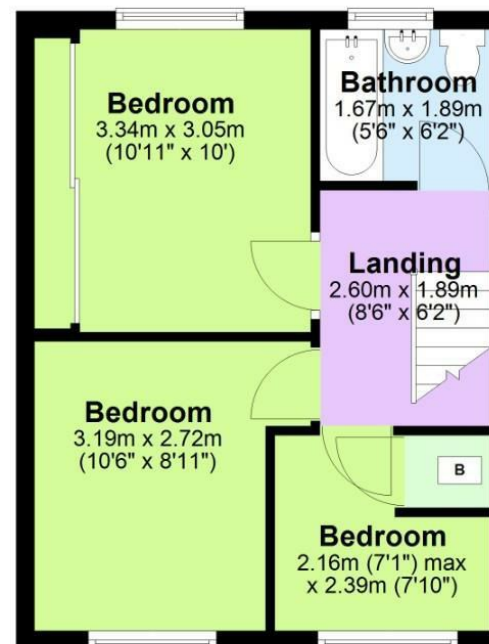
Ground Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 88.1 sq. metres (947.9 sq. feet)

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.