



Ledsham Nicker Hill

Keyworth | NG12 5ST | Offers In Excess Of £615,000

ROYSTON
& LUND

- 10 year warranty
- Cloaks
- Open plan kitchen/ family/ dining
- Private garden
- Large windows
- En-suite Bedroom
- Ultrafast broadband
- Private parking
- Save on your energy bills
- Arts & Crafts inspired





Combining style, space, practicality and with a definite sense of style too, the Ledsham is a home very much designed with the needs of contemporary family life in mind.

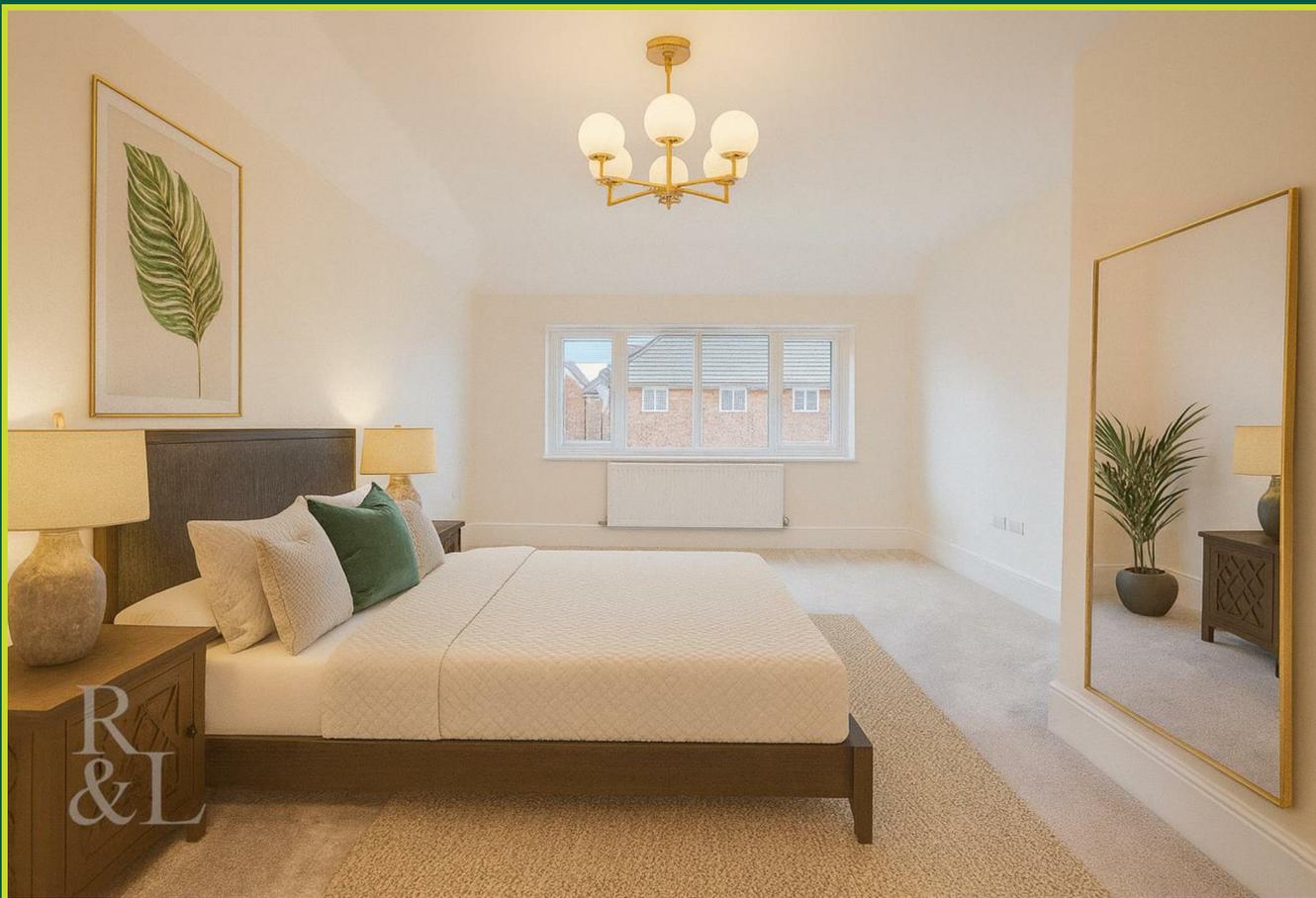
The expansive kitchen/dining room perhaps characterises best the Ledsham's pragmatism and flexibility, with its streamlined space, integrated appliances and open plan feel making it ideal for meeting the demands of today's demanding lifestyles.

While many of its rooms are big on space as well as style, the more private study is perfectly set up for working from home, with a utility room providing extra functionality too.

Upstairs, four ample bedrooms, two with en-suites, provide snug and cosy havens, whether you're looking to curl up with a good book or just enjoy some precious 'me' time.

All of our homes come with the highest specification throughout, with our high ceilings and tall skirting boards and much more.

Book an appointment today to see for yourself.





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

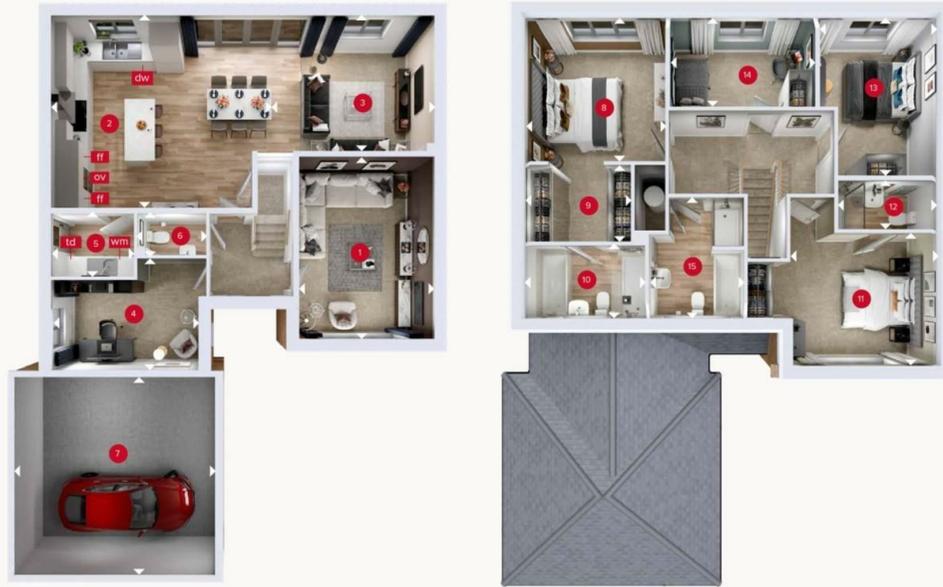
THE LEDSHAM

GROUND FLOOR

- 1 Lounge 15'11" x 11'8" 4.84 x 3.57 m
- 2 Kitchen/Dining 19'10" x 17'0" 6.05 x 5.18 m
- 3 Family 13'8" x 11'11" 4.16 x 3.63 m
- 4 Study 12'10" x 9'8" 3.90 x 2.95 m
- 5 Utility 7'4" x 5'6" 2.23 x 1.67 m
- 6 Cloaks 5'11" x 3'7" 1.81 x 1.10 m
- 7 Garage 17'9" x 17'5" 5.41 x 5.30 m

FIRST FLOOR

- 8 Bedroom 1 11'11" x 11'5" 3.63 x 3.49 m
- 9 Dressing Room 8'8" x 6'2" 2.65 x 1.88 m
- 10 En-suite 1 9'10" x 6'0" 3.00 x 1.82 m
- 11 Bedroom 2 11'11" x 10'8" 3.63 x 3.24 m
- 12 En-suite 2 8'2" x 3'11" 2.49 x 1.19 m
- 13 Bedroom 3 13'1" x 9'8" 3.99 x 2.93 m
- 14 Bedroom 4 11'8" x 7'7" 3.55 x 2.31 m
- 15 Bathroom 9'9" x 7'9" 2.98 x 2.36 m



GROUND FLOOR

FIRST FLOOR



Customers should note this illustration is an example of the Ledsham house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be finished prior to completion of the illustrations, and may be decorated, semi-decorated or handover. Materials used may differ from what is shown including colour and finish. 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. EN_LEDCH_DM2

○ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.
 on stairs with washing machine space
 in ridge freezer in tumble dryer space
 in dishwasher space



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