



11 Church View Loughborough Road

Bunny | NG11 6QS | £289,950

ROYSTON  
& LUND

- End Terrace Family Home
- Three Storeys
- Downstairs WC
- Excellent Transport Links
- EPC Rating - C
- Integrated Kitchen Appliances
- French Doors To Rear Garden
- Opportunity For First Time Buyers
- Close By To Numerous Amenities
- Freehold Council Tax Band - D





Royston & Lund are pleased to bring to the market this three double bedroom, three storey end-terrace town house occupying a larger than average plot in the highly sought after village of Bunny. Offered to the market with no onward chain.

Internal accommodation comprises an entrance hallway off which there is a kitchen to the front benefitting from an integrated cooker and oven, dishwasher, washing machine, fridge and freezer. Further down is an internal downstairs w/c with an open plan lounge/diner to the rear benefitting from an under-stairs storage cupboard and French Windows opening to the rear garden.

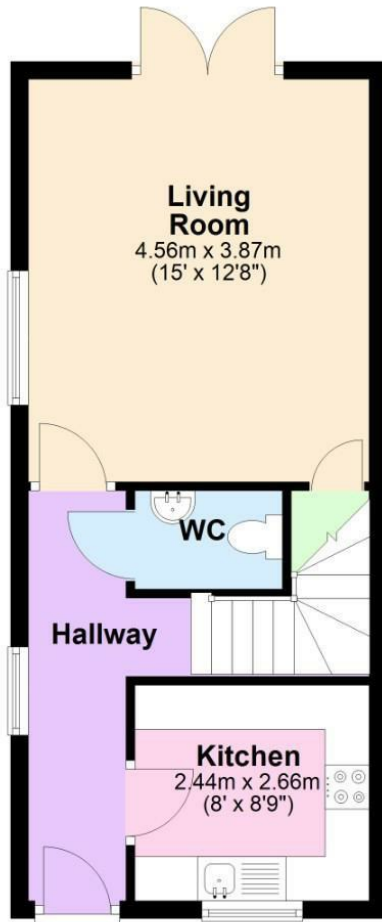
To the first floor there are two well proportioned double bedrooms and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin. To the second floor there is the generous main bedroom that benefits from an en-suite shower room and built in wardrobes.

Being end-terrace, the property benefits from one of the widest plots on the development with a rear garden featuring a patio area and lawned area with a pedestrian gate giving access to the car park, where there are two designated spaces side by side.



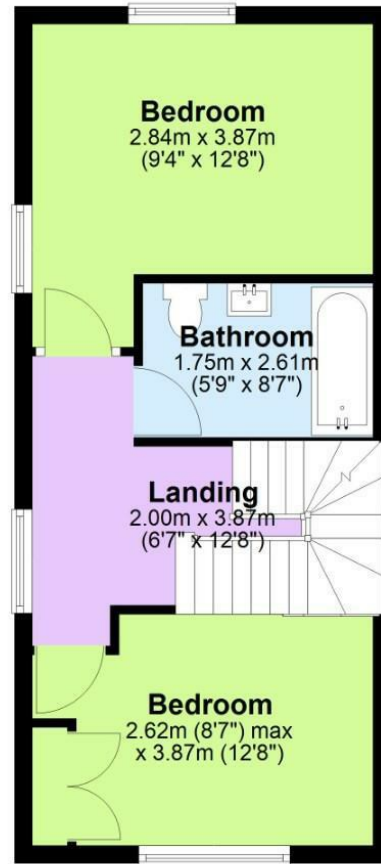
## Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



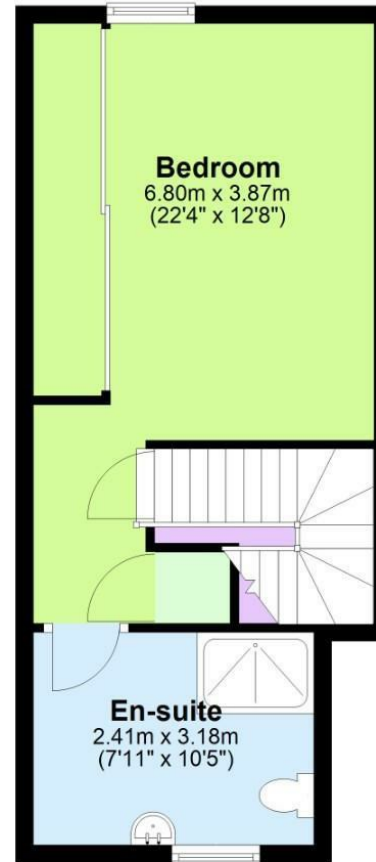
## First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



## Second Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



Total area: approx. 106.1 sq. metres (1141.6 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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**ROYSTON  
& LUND**