

Inglenook Main Street

Wysall | NG12 5QS | £260,000

ROYSTON & LUND

- Two Bedrooms
- Fitted Kitchen
- Patio Area
- Next Door To An Award Winning Country Pub
- EPC Rating - E
- Log Burner
- Low maintenance Garden
- Countryside Living
- Close By To Numerous Amenities
- Freehold - Council Tax Band -A

















Royston and Lund are delighted to bring to the market this two bedroom detached cottage located in the highly sought after countryside village of Wysall. Situated within the heart of the village with scenic walks on offer along with being on the doorstep to an award winning country pub as well as being a short drive from neighbouring villages where local shops and further amenities are on offer. This property would be a great for first time buyers, those wanting to downsize or a high quality buy to let.

Entering into the property you come into the kitchen, which has integrated appliances such as an oven, hob and extractor fan as well with room to add further freestanding. The kitchen also provides a a breakfast bar and convenient under stair storage. The living room is ample in size and benefits from a log burner adding to that country cottage feel.

To the first floor there are two bedrooms. The main bedroom being a double and benefitting from built in wardrobes and over stair storage. The second bedroom is a single and is currently being used as an office. Both bedrooms share a three piece bathroom.

Facing the property there is on street parking and a bricked storage out house. The property itself benefits from a patio and decking area that is enclosed by hedged and fenced borders.

Ground Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.3 sq. feet)



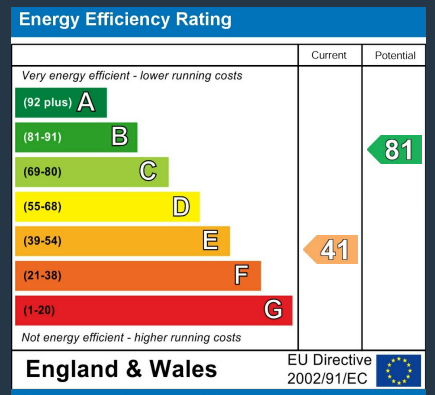
Total area: approx. 59.8 sq. metres (643.5 sq. feet)

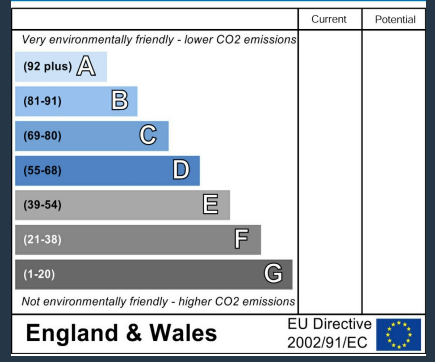
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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