# Superior Homes

ROYSTON & LUND



# The Lodge Saddlers Yard

Plumtree | NG12 5NT

£450,000



Royston and Lund are delighted to bring to the market this three bedroom detached bungalow located in the desirable village of Plumtree. Situated on a cul de sac with ample off street parking via gated access to a spacious driveway and garage whilst being a short drive from numerous amenities such as shops, pubs and restaurants. Not to mention being in the catchment area for well regarded schools. This versatile property would be a great fit for a growing family or even for those wanting to downsize.

Interior accomodation comprises of an entrance hall that leads into the main reception room, all three bedrooms and family bathroom. The living room is a generous size with front aspect window flooding the room with natural light, pieced together with a beautiful bricked fireplace. The living room leads into a dining area and spacious kitchen creating an open plan feel. The kitchen has high quality fixtures and fittings and top of the range integrated appliances from an oven, induction hob and extractor fan along with a built in dishwasher and fridge freezer along with large pull out drawers and pull out larder storage. Off from the dining room is a conservatory with full wrap around windows and French doors leading to the rear garden.

All three bedrooms are both well proportioned doubles. The master bedroom benefitting from integral wardrobes. The shower room is tiled all round and has a wash basin and WC. The interior accomodation is completed with a further inner hallway granting access to a further WC and storage cupboard whilst granting access to the rear garden via a back door.

Facing the property there is ample off street parking via a single driveway through iron gates, leading up to a single attached garage with power, light and door accessed from the rear garden. A further single garage with up and over door is positioned behind the carport.

The front garden and pathway wraps around to the right aspect aligned with hedgerow partial planters.









- Three Bedroom Detached Family Bungalow
- **CHAIN FREE**
- Ample Off Street Parking Via Gated Driveway And Garages
- Open Plan Reception Room
- High Quality Kitchen With Integrated Kitchen Appliances
- Tiled Shower Room And Separate WC
- Sun Room/Conservatory
- Excellent Transport Links & A Short Drive To Numerous Amenities
- EPC Rating - C
- Freehold - Council Tax Band - D









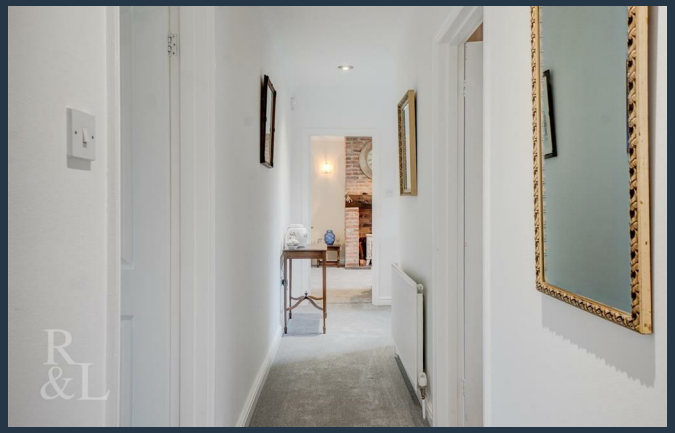




















Plumtree is a charming village in South Nottinghamshire located just a short distance from West Bridgford, Keyworth and Ruddington, making it both highly accessible and ideally positioned for those seeking a balance between rural tranquillity and urban convenience. With a renowned primary school, nursery, award winning traditional pub, and a long-established cricket club, it exudes charm and prestige, making it one of the most desirable addresses in the region.

## Ground Floor

Approx. 123.7 sq. metres (1331.4 sq. feet)



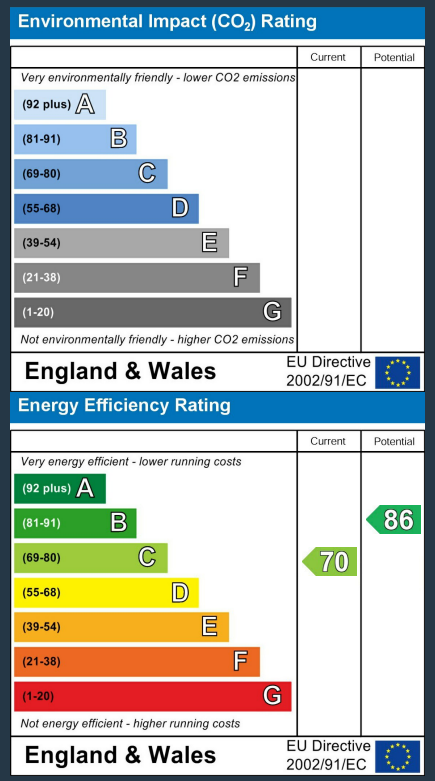

Total area: approx. 123.7 sq. metres (1331.4 sq. feet)

The Property Ombudsman

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## EPC




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.

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