



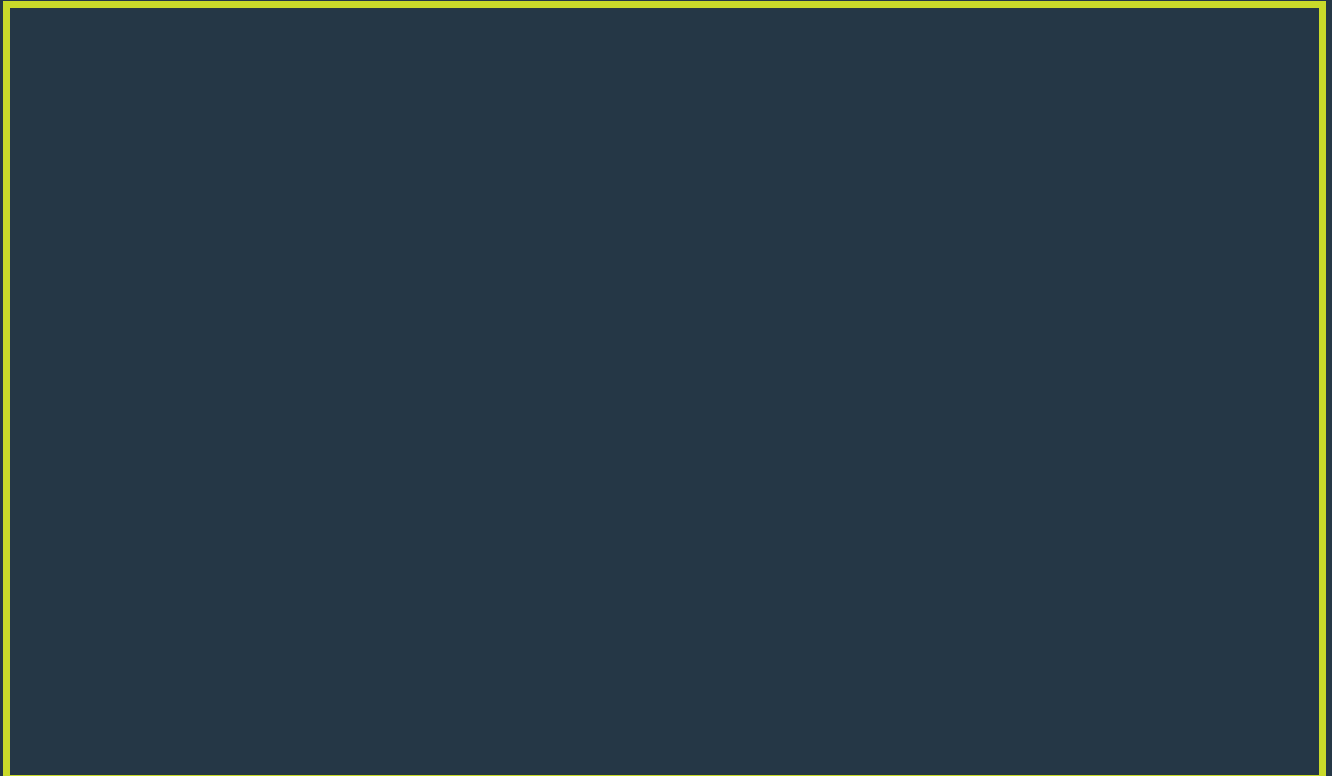
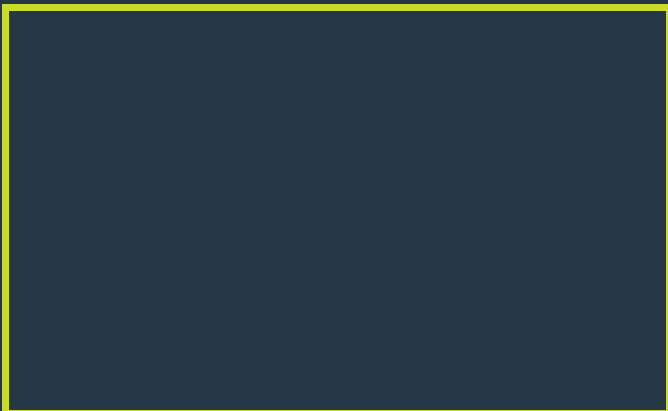
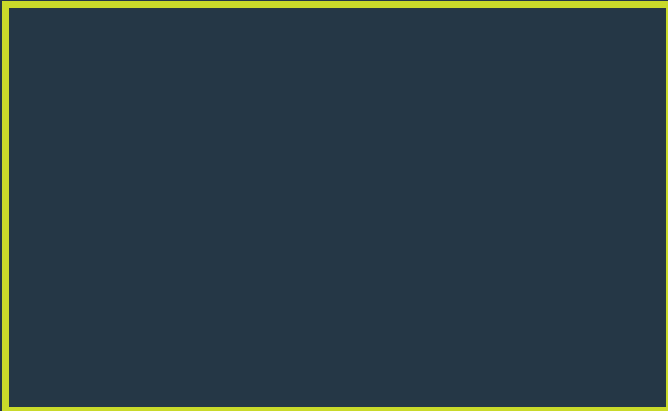
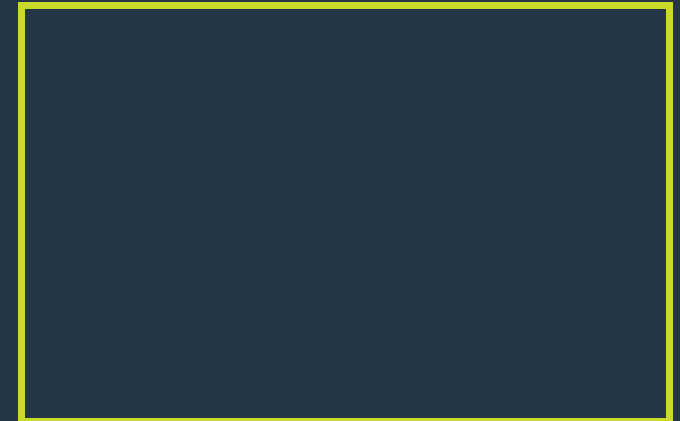
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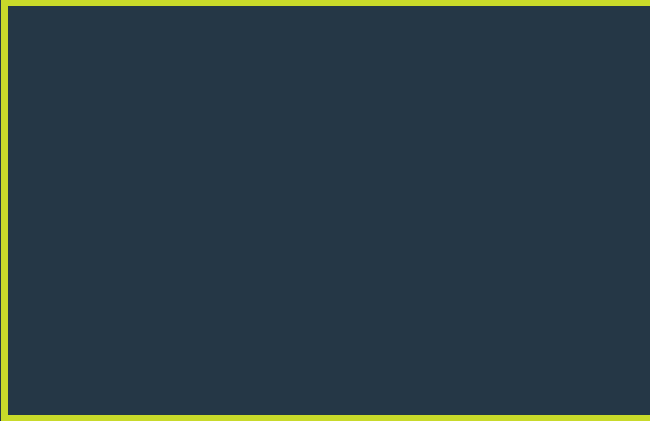
16 Moor Lane

Bunny | NG11 6QX | Guide Price £850,000

ROYSTON
& LUND

- Detached
- Beautiful Period Features
- En-Suite to Master Bedroom
- Full Length Kitchen/Diner
- EPC Rating: D
- Five Bedroom
- Garage Conversion to form Office/Snug/Garden room
- Exposed Beams & Feature Fireplaces
- Wonderful Village Location
- Council Tax Band: E





Coming soon from Royston & Lund, we are delighted to market this exceptionally well presented, five bedroom, detached house in a beautiful setting in the highly sought after Rushcliffe village of Bunny.

Complimenting period features including exposed beams and feature fireplaces are modern, high quality fixtures and fittings creating an exceptional family home perfectly set up for 21st Century family living.

To the ground floor is a welcoming entrance hallway, full length dual aspect kitchen/diner, main reception room and separate dining room all benefitting from bay windows to the front elevation with a snug, downstairs w/c and separate utility room off the kitchen.

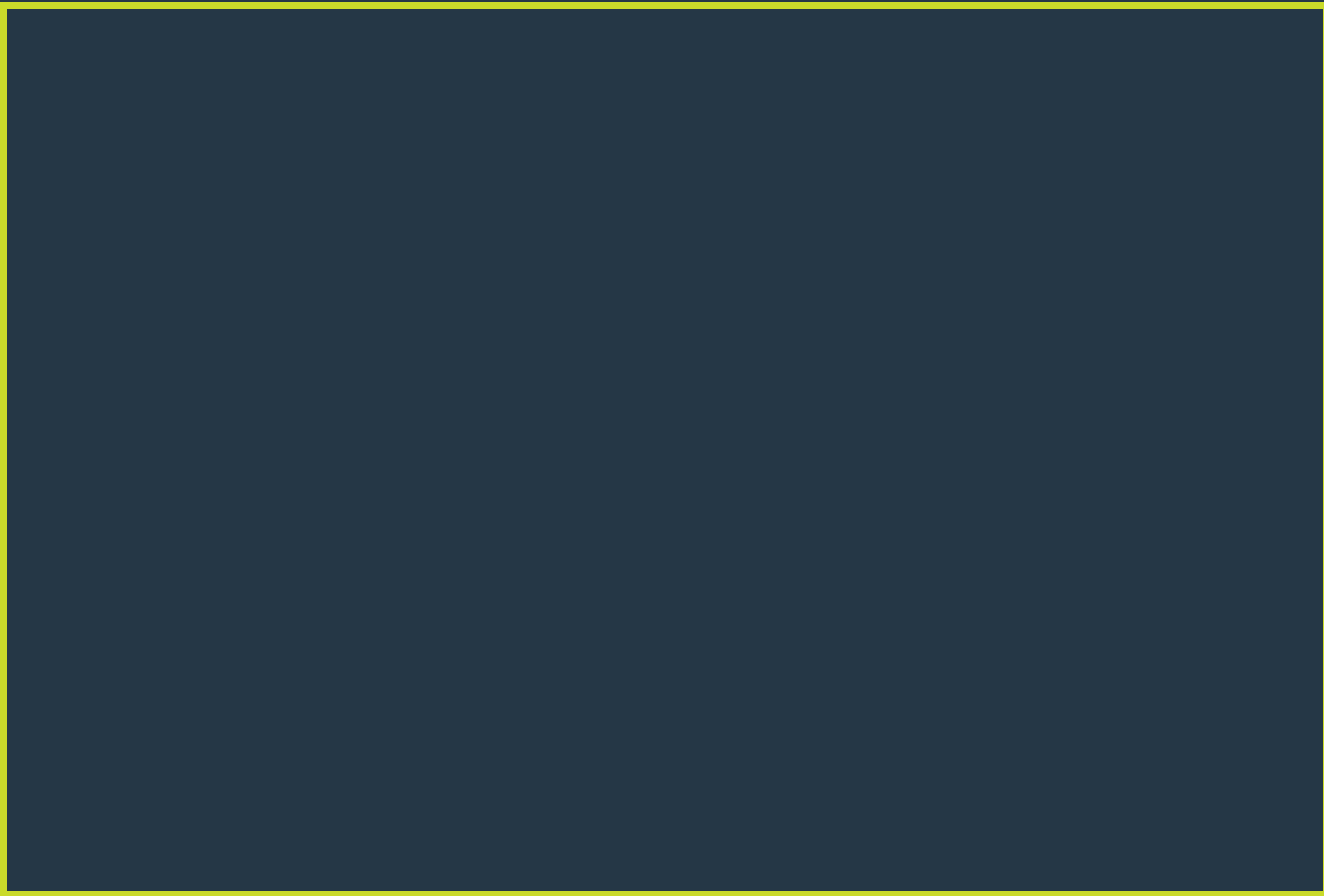
To the first floor a master suite benefits from an en-suite shower room, with four further bedrooms and a separate family bathroom with four piece suite comprising a w/c, wash hand basin, bath and separate shower.

Within the garden the formerly detached double garage has been well converted to create a stunning home office/games room/garden room offering immediate access to the garden.

Set on a wide plot, to the front of the property a gated block paved driveway provides off-street parking for multiple cars, leading to two garage doors behind which are two outdoor storage areas with the remainder mainly laid to lawn with a selection of trees, shrubs and bushes as well as a pedestrian gate.

To the rear of the property, an enclosed rear garden features a patio area, two lawned areas bordered by shrubs and bushes and a decked area with timber framed gazebo complete with outdoor heaters.

Bunny is well located on the A60 making access to Nottingham, Loughborough and Leicester all commutable with the M1, A46 and A52 all easily accessible as well as East Midlands Airport.





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 | | |

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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales EU Directive 2002/91/EC 

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.

ROYSTON & LUND