



18 Nottingham Road

Gotham | NG11 0HG | Asking Price £395,000

ROYSTON
& LUND

- Extended
- Larger than Average Rear Garden
- Downstairs Bedroom w/Wet Room En-Suite
- Close to A543, A52 & M1
- Freehold - EPC Rating D
- Three Reception Rooms
- Kitchen
- Sought After Village Location
- Driveway For Two Cars
- Council Tax Band B





Royston & Lund are pleased to present this semi-detached, extended house situated in the ever popular location of Gotham. Amenities nearby including local shops, Gotham Primary School and commuting links to Leicester and Nottingham.

Upon entering the property you are greeted by a hallway which provides access to a convenient cloakroom and the other accommodation on the ground floor. The lounge is a nicely-sized room with a feature log burner, there is also an adjacent sitting room. The kitchen includes a range of units and facilities for appliances which include a Rangemaster cooker and Quooker tap. The dining area includes bi-fold doors and a skylight providing natural lighting. Lastly, there is a ground floor bedroom with French doors which is complemented by a modern wet room/WC featuring a Geberit toilet.

To the first floor there are four double bedrooms, two of which benefit have fitted wardrobes with the other benefitting from fitted storage space. The bedrooms are complemented by a stylish shower room/WC with a walk-in shower, WC and a wash basin.

Outside, there is a good-sized garden. The garden includes a patio area, well-established shrubs, well-maintained lawn, summerhouse and a decked area which is ideal for garden furniture. To the front there is a double-width driveway providing off-street parking.





Total area: approx. 123.8 sq. metres (1332.7 sq. feet)

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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 (CO ₂) 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		

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