



3 Manor House Drive

Wysall | NG12 5QN | Offers In Excess Of £400,000

ROYSTON
& LUND

- Period cottage
- Lounge/Diner
- Downstairs W/C
- Driveway & garage
- EPC rating D - Freehold
- Three double bedrooms
- Fully integrated kitchen
- Three piece bathroom
- Highly sought after village
- Council tax band E



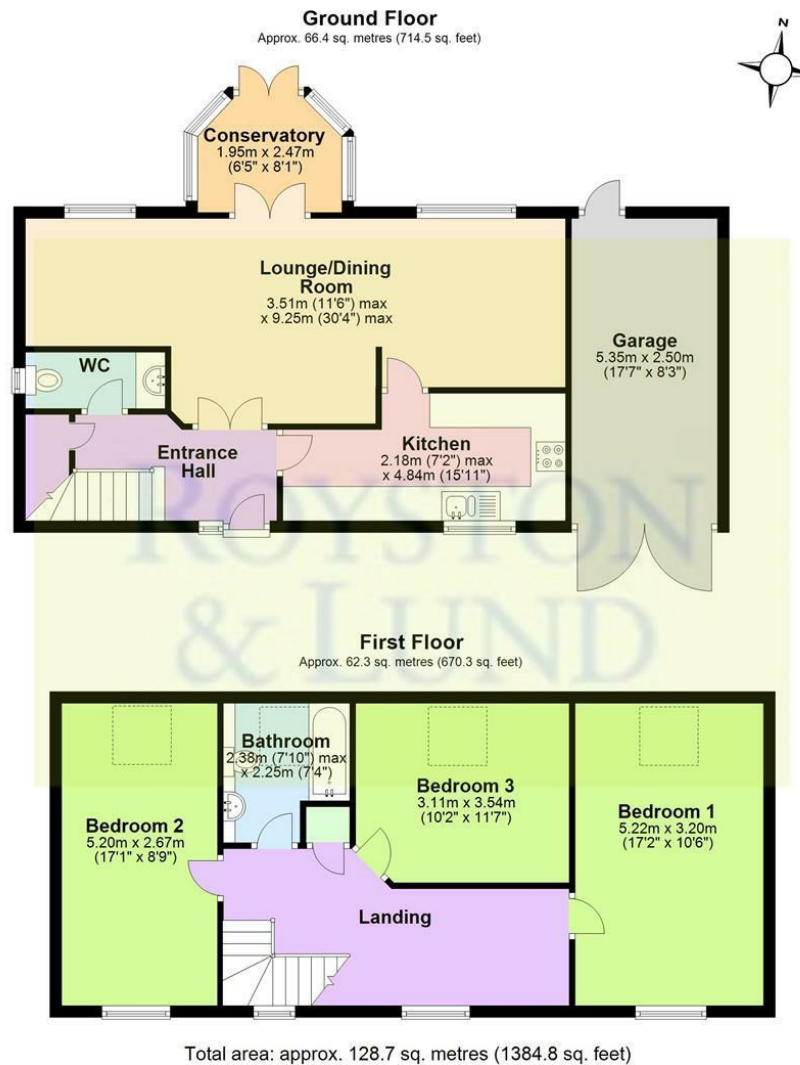


Royston & Lund are delighted to market this beautiful three bedroom Cottage situated on a picturesque street in the village of Wysall. The property has maintained much of it's character charm throughout whilst having been tastefully updated and benefits from a driveway & garage.

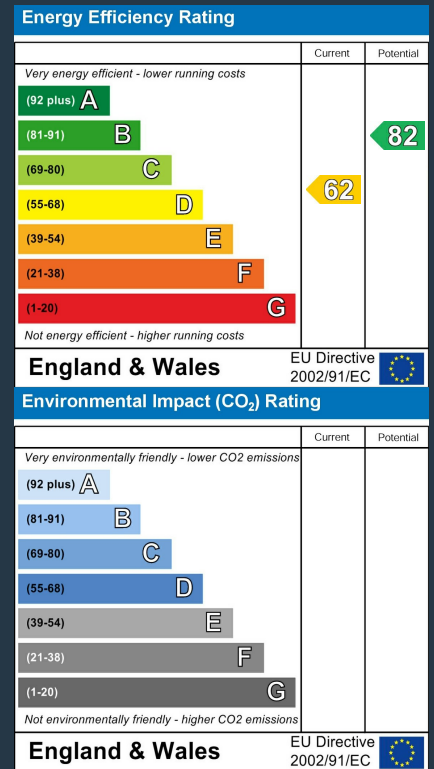


Entering into the hallway that benefits from a WC and storage, we have access into the kitchen, lounge and stairs to the first floor. The kitchen is fully integrated with a fridge/freezer, dishwasher, washing machine, oven, hob and extractor fan. To the rear there is a lounge/diner that runs the full width of the property and a conservatory off the lounge area.

Upstairs there are three well proportioned bedrooms and a separate three piece bathroom consisting of a bath with shower overhead, WC and wash basin. to the rear of the property there is a landscaped garden with a patio, raised lawn and raised flower beds.



EPC



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