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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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

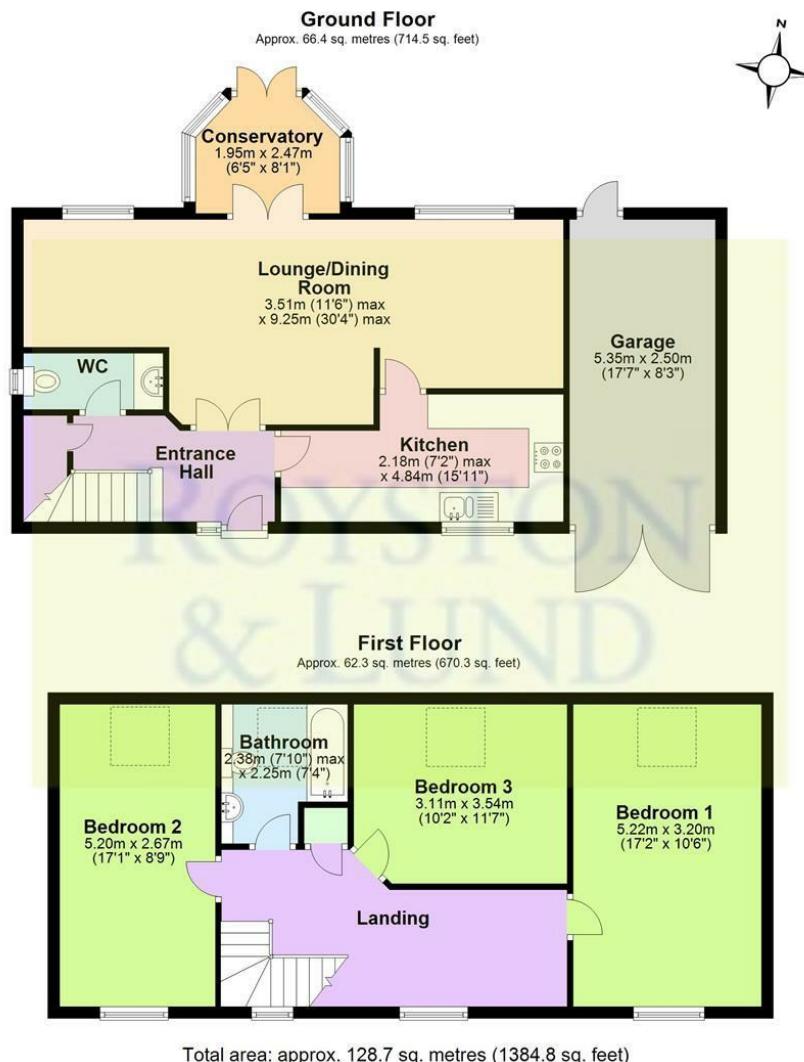
EU Directive 2002/91/EC

England & Wales

	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		

EU Directive 2002/91/EC

England & Wales



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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