



18 Gotham Lane

Bunny | NG11 6QJ | Offers In Excess Of £300,000

ROYSTON
& LUND

- Views Over Open Fields
- Three Bedroom Semi-Detached
- Rear Extension
- Detached Garage
- EPC Rating D
- Recently Fitted Kitchen
- Multi-Fuel Burner
- Driveway
- Freehold
- Council Tax Band C



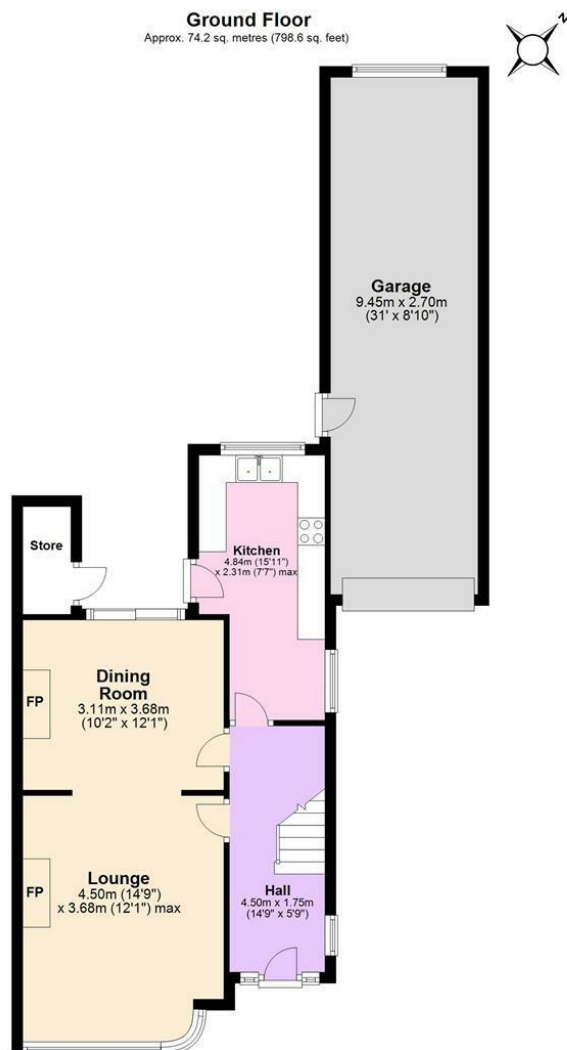


Royston and Lund are pleased to market this three bedroom, semi-detached property backing on to open fields with stunning views set in the highly sought after Rushcliffe village of Bunny.

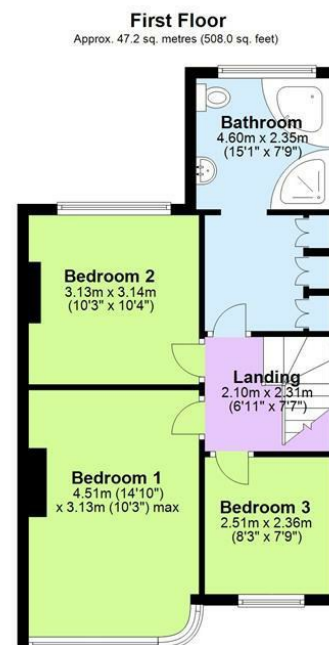
Benefitting from solar panels the internal accommodation comprises a welcoming entrance hallway leading to a full length semi-open plan lounge/diner with a feature multi-fuel burner incorporating a back boiler to aid with heating alongside the central heating system in the lounge area, a feature fireplace and floor-to-ceiling glazed sliding door in the dining area opening to the garden. A separate kitchen has been recently fitted kitchen with quartz worktops and integrated oven, hob and sink there is plumbing in place for a free-standing washing machine, dishwasher and fridge with a door opening to the rear garden.

To the first floor there are three bedrooms and a recently fitted four piece family bathroom comprising of a bath, shower. W/C and wash basin with extra space for storage.

The rear garden comprises a generous patio area with the remainder mainly laid to lawn bordered by a selection of shrubs, plants and bushes. A detached garage and store cupboard are accessed from the rear garden or bottom of the driveway.



Total area: approx. 121.4 sq. metres (1306.6 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**