

# SUPERIOR HOMES

# ROYSTON & LUND



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# 7 Widmerpool Park,

Widmerpool | NG12 5SB

Asking Price £549,950

Royston and Lund are pleased to bring to the market this beautifully appointed three bedroom home situated on the highly sought after Widmerpool Park. This remarkable gated development offers roughly 20 acres of communal land and a scenic short walk lined with snowdrops, bluebells and a range of wildlife. The property has been fitted with a top of the range Tesla Home Battery & solar panels and benefits from a double garage to the rear with EV charging point that has the potential to be converted into a gym or home office.

Entering into the hallway that benefits from a downstairs WC, we have access into the study, kitchen, dining room, lounge and stairs to the first floor. The kitchen benefits from a range of integrated Smeg appliances including an oven, microwave and washing machine.

To the first floor there are three double bedrooms with built in wardrobes to bedrooms one and two. The main bedroom benefits from an en-suite shower room and a Juliette balcony overlooking the rear garden and woodland. The four piece family bathroom consists of a bath, shower with waterfall head, WC and wash basin. Throughout the property there are ceiling speakers in the living room, dining room, family bathroom, kitchen & master bedroom.

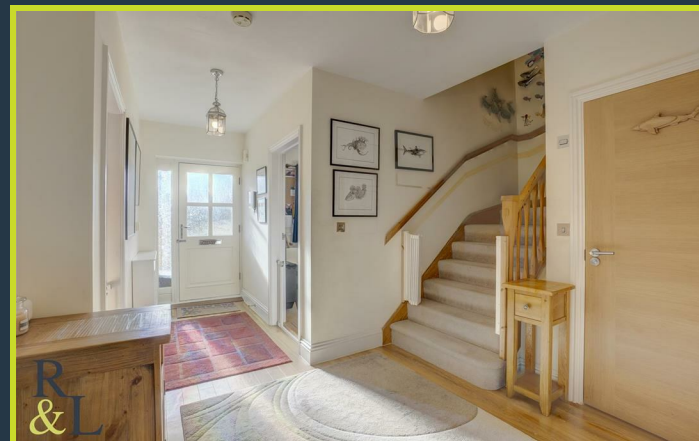
To the front of the property there is a walled garden with stunning views over the grounds and the hall. To the rear of the property there is an enclosed garden with a patio area, lawn, mature shrubs and fenced boundaries with secure gated access to a bin store and the garage.







- Stunning Mews House
- Three Double Bedrooms
- Two Reception Rooms
- Study & Downstairs WC
- Double Garage with EV Charger
- Tesla Home Battery & Solar Panels
- Beautiful Surroundings
- Secure Gated Development
- EPC Rating B - Freehold
- Council Tax Band E







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Widmerpool is a village in Nottinghamshire, about 10 miles south of Nottingham and some 7.5 miles north-east of Loughborough. It is one of Nottinghamshire's oldest settlements and is just over a mile west of the A46, with good access to all major link roads, East Midlands Airport and Nottingham main line train station. Until quite recently it was a farming community but now the conversion of farm buildings to private residences has altered the nature of the village and it has become a place to live for people who work in Nottingham and the surrounding areas.



One of the villages within easy reach is Keyworth which offers a full range of facilities including Doctors, Dentist, a variety of shops, schools for all ages the nearby village of Keyworth also has a leisure centre and good public transport links

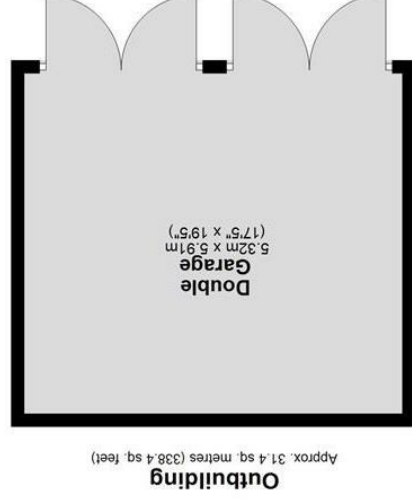
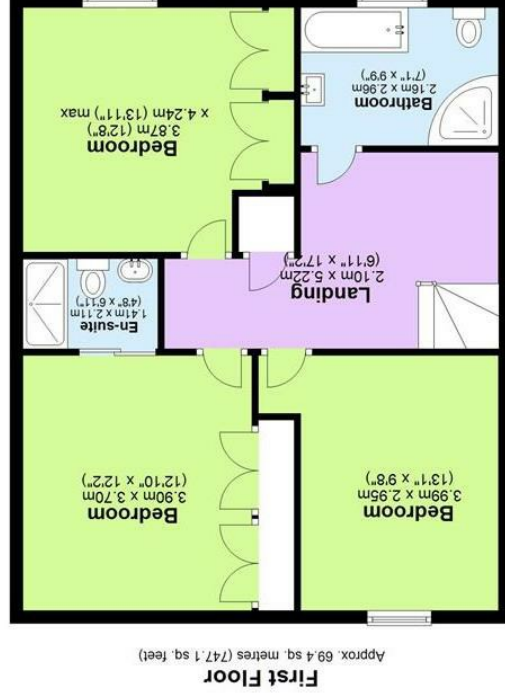
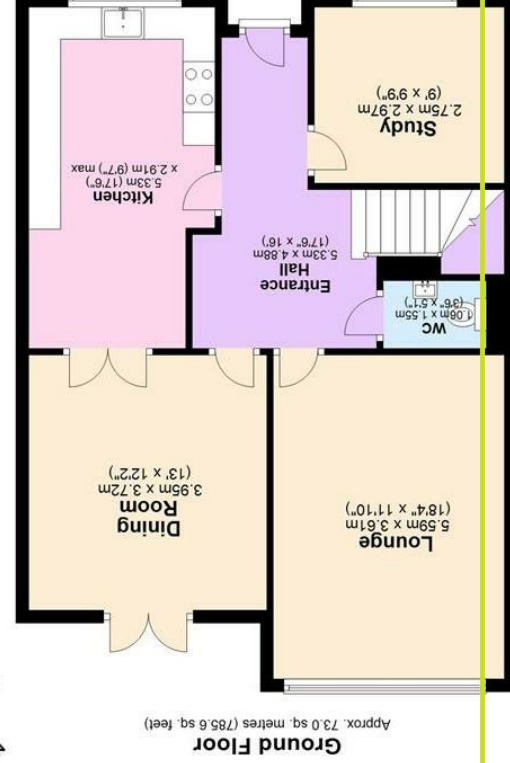


West Bridgford Centre offers a variety of restaurant, bars, Marks and Spencer food hall and Sports venues. Nottingham City Centre offers everything expected from a large city.



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.

Total area: approx. 173.8 sq. metres (1871.1 sq. feet)



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO2 emissions		
Potential	Current	
	86	89

England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO2) Rating		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
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EPC

