



17 Parkin Close

| NG12 3DG | £195,000

ROYSTON  
& LUND



- Semi Detached House
- Two Bedrooms
- Lounge Diner
- Off road parking for several cars
- Front and Rear Gardens
- Double Glazed
- Gas central Heating
- EPC C
- Council Tax B
- Viewing Recommended







Royston and Lund are delighted to bring to the market this two bedroom semi-detached property located in Cropwell Bishop. Cropwell Bishop has a well regarded primary school, award winning local pub, as well as having countryside walks and excellent transport links to the surrounding areas. This property would be a great fit for a growing family.



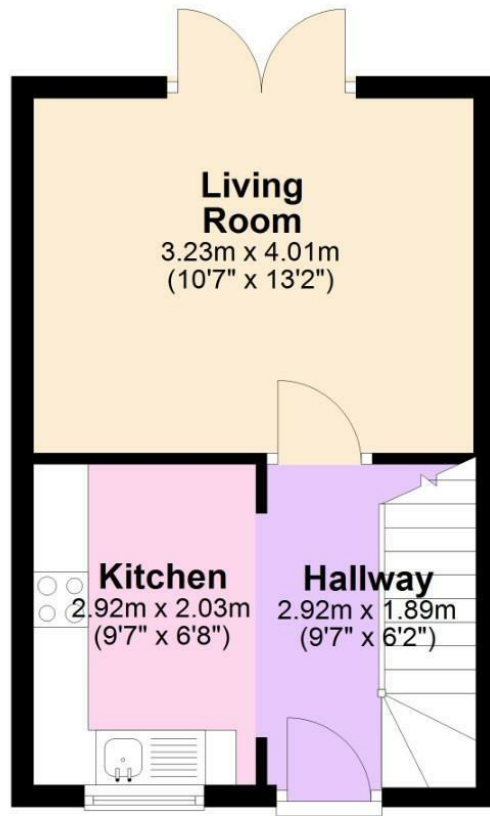
Ground floor accomodation comprises of a hallway upon entry that lends itself to the main reception room, kitchen and stairs to the first floor. The living room is a generous size with French doors leading to the rear garden and flooding the room with natural light. The kitchen is ample in size and has integrated appliances such as oven, hob and extractor fan and having plenty of space for additonal freestanding appliances.

To the first floor there are two well proportioned double bedrooms. The main bedroom benefitting from built-in wardrobes. Both bedrooms share a three-piece suite bathroom.

Facing the property there is ample off-street parking for several cars, and to the rear, there is an ample size garden with patio area for the summer months and spacious low maintentace lawn area that as a whole is enclosed by fenced borders.

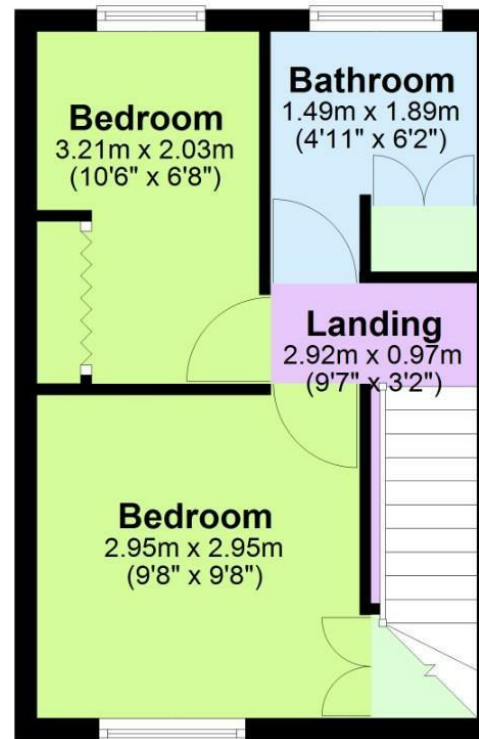
## Ground Floor

Approx. 25.1 sq. metres (270.3 sq. feet)



## First Floor

Approx. 25.1 sq. metres (270.3 sq. feet)



Total area: approx. 50.2 sq. metres (540.6 sq. feet)



## EPC

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  | 77      | 82        |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.

**ROYSTON  
& LUND**