



85 Shelford Road

Radcliffe-On-Trent | NG12 1AU | Guide Price £390,000 - £410,000

ROYSTON  
& LUND

- **\*\*GUIDE PRICE £390,000 - £410,000\*\***
- Immaculately Presented And Generously Extended
- High Quality Fixtures and Fittings
- Double Driveway
- EPC Rating - C
- Four Well Proportioned Bedrooms
- Modern And Stylish Family Bathrooms
- Refurbished To A Very High Standard
- Close By To Numerous Amenities
- Freehold - Council Tax Band - C





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Royston and Lund are delighted to bring to the market this four bedroom semi detached property located in Radcliffe On Trent. Situated close by to numerous amenities such as local shops, cafes and having excellent transport links via the A46 and A52 and being in the catchment area for well regarded schools. Not to mention the property being opposite an award winning village pub. This property would be an excellent opportunity for a growing family.

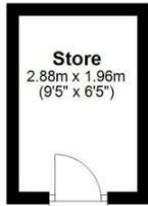
Ground floor accomodation comprises of an entrance hallway that leads into the main reception room, bedroom/snug and downstairs bathroom and stairs to the first floor. The main reception room being the extended kitchen family room with triple skylights and integrated appliances such as a oven, hob and extractor fan with room to add further freestanding appliances. The kitchen family room boasts of a further dining area and whilst granting access to the rear garden through French doors. Off from the kitchen is a lounge area which has a front aspect bay window flooding the room with natural light pieced together with a log burner for those winter months. The ground floor further has a snug/bedroom and a three piece suite modern fitted bathroom consisting of a bath, wash basin and WC.

To the first floor there are three well proportioned bedrooms. The main bedroom is a double with dual aspect windows viewing out the front and rear of the property. The second bedroom is a further double and the third is a spacious single currently being used as an office.

Facing the property there is ample off street parking via a double stoned driveway which leads to the front door. The rear of the property starts with an immaculate patio area providing seating for those summer months. The patio leads onto a lawn area that stretches back to apple trees. The rear garden has a storage shed and is enclosed by fenced borders.

### Ground Floor

Approx. 89.5 sq. metres (963.2 sq. feet)



### First Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 136.0 sq. metres (1464.1 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>		<b>74</b>	<b>78</b>
(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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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