



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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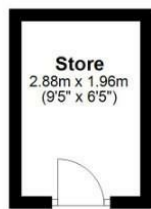
Royston and Lund are delighted to bring to the market this four bedroom semi detached property located in Radcliffe On Trent. Situated close by to numerous amenities such as local shops, cafes and having excellent transport links via the A46 and A52 and being in the catchment area for well regarded schools. 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)



Total area: approx. 136.0 sq. metres (1464.1 sq. feet)

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



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**