

# SUPERIOR HOMES

# ROYSTON & LUND



# 3 Lyndhurst Gardens

West Bridgford | NG2 7GW

Guide Price £425,000

**\*\*GUIDE PRICE £425,000 - £450,000\*\***

Royston and Lund are delighted to bring to the market this immaculate three-bedroom detached family home, located in the ever-desirable West Bridgford. Situated close to numerous amenities, the property is just a short drive from local shops, pubs, and restaurants, as well as the shops on Loughborough Road and Central Avenue. Not to mention, it falls within the catchment area for well-regarded schools and benefits from excellent transport links into the City Centre. This property would be a great fit for a growing family.

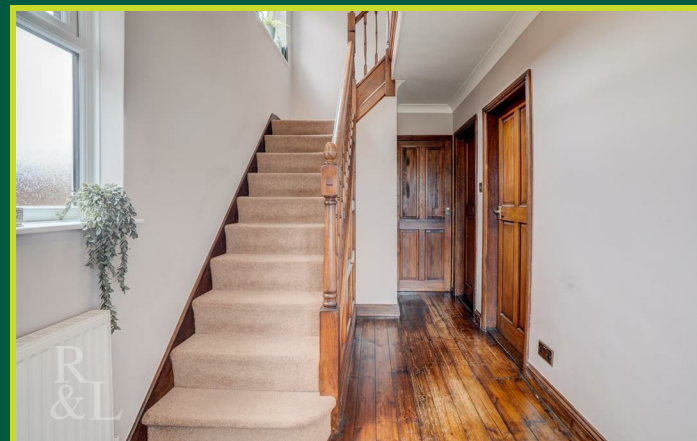
The ground-floor accommodation comprises an entrance hall leading to the two main reception rooms, kitchen, and stairs to the first floor. The dining room, positioned to the front aspect, offers plenty of space for family and friends and features a large bay window to the front elevation, flooding the room with natural light. The living room is generously sized and benefits from French doors leading to the rear garden, complemented by a stylish fireplace. The kitchen is ample in size and features high-quality base and wall units housing integrated appliances, including an eye-level double oven, gas hob, extractor hood, built-in dishwasher, and fridge/freezer. Off the kitchen is an understairs storage room, currently being used as a WC, along with a door leading to the rear garden.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom and bedroom two are both doubles, while the third bedroom is a spacious over-stairs single. All bedrooms are served by a beautiful four-piece bathroom suite comprising a separate bath and shower, vanity basin, and WC.





- Three Bedroom Detached Family Home
- Immaculately Presented Throughout
- Integrated Kitchen Appliances
- Stunning Four Piece Suite Bathroom
- Spacious Rear Garden
- Positioned On A Quiet Cul De Sac
- Excellent Transport Links
- In The Catchment Area For Well Regarded Schools
- EPC Rating - D
- Freehold - Council Tax Band - D





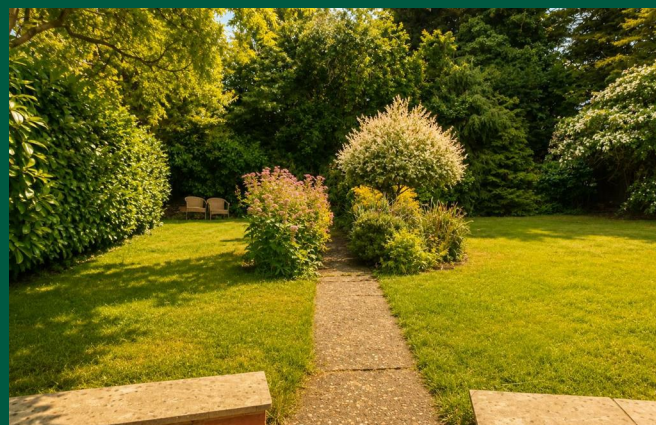




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Facing the property, there is off-street parking via a double tandem driveway leading to a single garage, with a lawn and shrubbery area leading to the front door and side access to the left, providing access to the rear garden.



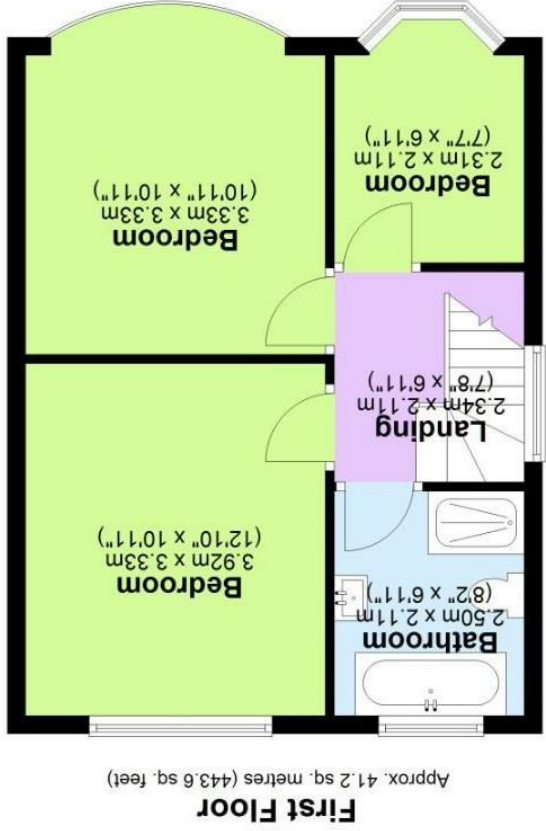
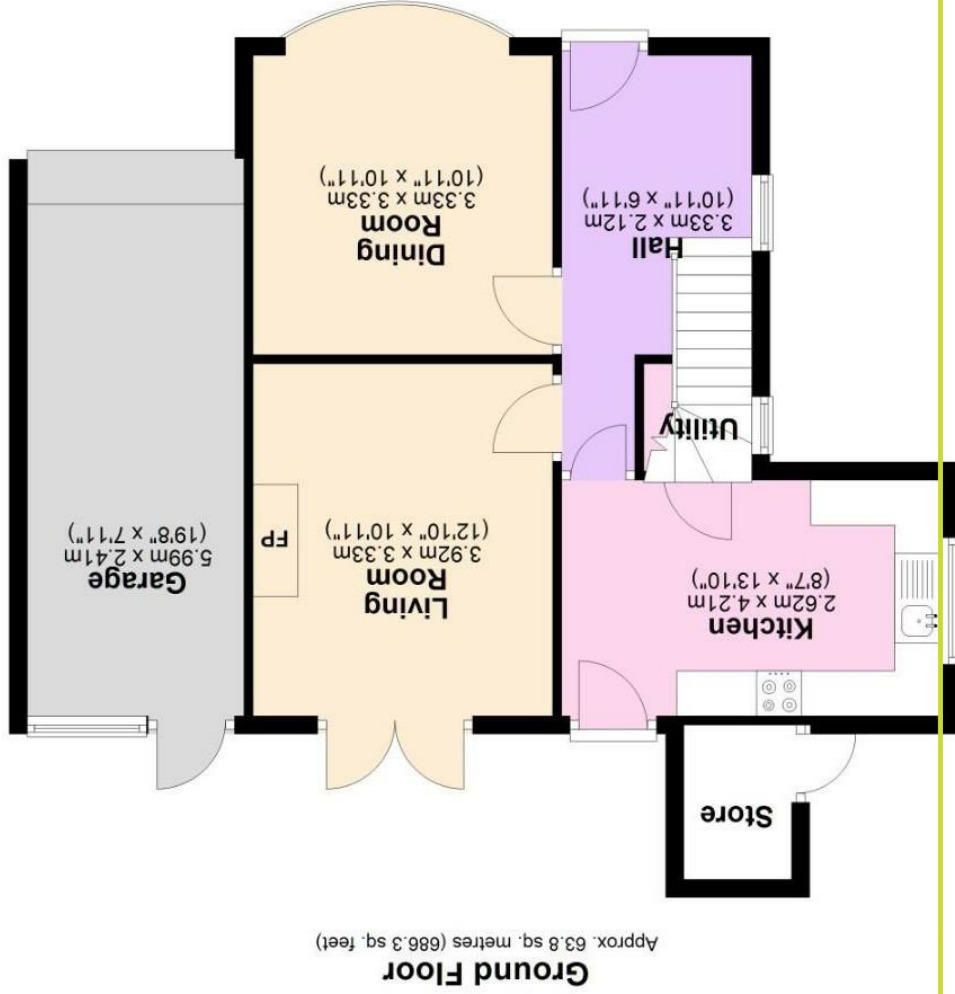
To the rear is a stunning, well-maintained garden. A patio area provides the perfect space for outdoor seating and al fresco dining before stepping up to a lawned area with a pathway leading to the rear boundary. The garden further showcases a variety of mature, well-maintained bushes and shrubs, along with mature evergreen borders, and is enclosed by fenced boundaries.



Interior view of a living room with a fireplace, a sofa, and a rug.

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. 105.0 sq. metres (1129.9 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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EPC

