



31 Lutterell Way

West Bridgford | NG2 6HN | Guide Price £290,000 - £310,000

ROYSTON  
& LUND

- Three Bedroom Semi Detached Property
- Ample Off Street Parking
- Patioed And Lawned Garden
- Ground Floor WC
- Walk In Shower
- Close By To Numerous Amenities
- Excellent Transport Links
- Viewing Highly Recommended
- EPC Rating - TBC
- Freehold - Council Tax Band - B





**\*\*GUIDE PRICE £290,000 - £310,000\*\***

Royston and Lund are delighted to bring to the market this three-bedroom semi-detached property located in West Bridgford. Situated close to numerous amenities, the property is just a short drive from local shops, pubs, and restaurants. Not to mention being within the catchment area for well-regarded schools and having excellent transport links into the city centre. This property would be a great fit for first-time buyers or a growing family.

Ground-floor accommodation comprises an entrance hall that leads into the kitchen and stairs to the first floor. The kitchen showcases base and wall units and offers plenty of space for freestanding appliances, whilst leading into the dining room and rear porch/boot room. The dining room is a generous size and leads through an opening into the living room, which benefits from a front bay window flooding the room with natural light, complemented by a brick-built fireplace. The ground floor is completed with a WC and a store room.

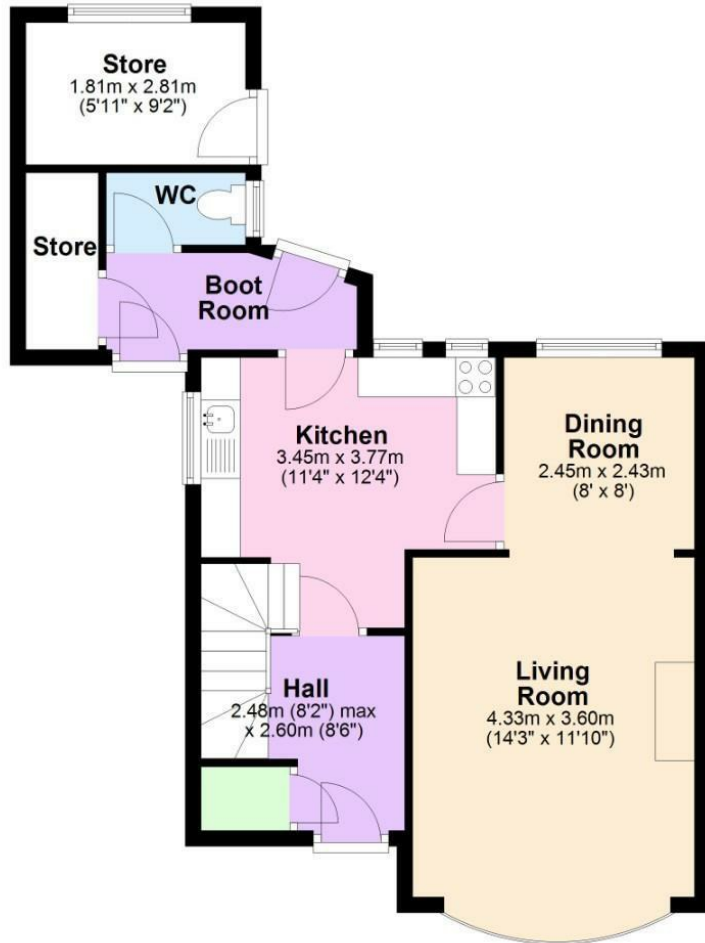
To the first floor, there are three well-proportioned bedrooms. The master bedroom and bedroom two are both doubles, and the third bedroom is an over-stairs single with storage space. All bedrooms share a modern shower room with a walk-in shower and wash basin, along with a separate WC.

To the front of the property, there is ample off-street parking via a double tandem driveway, with a lawned area to the right-hand side. To the rear, there is an initial patio area which leads onto a lawn bordered by flower beds, with decking located in the rear right corner. The rear garden also benefits from a brick-built outhouse situated off the back of the ground-floor WC.



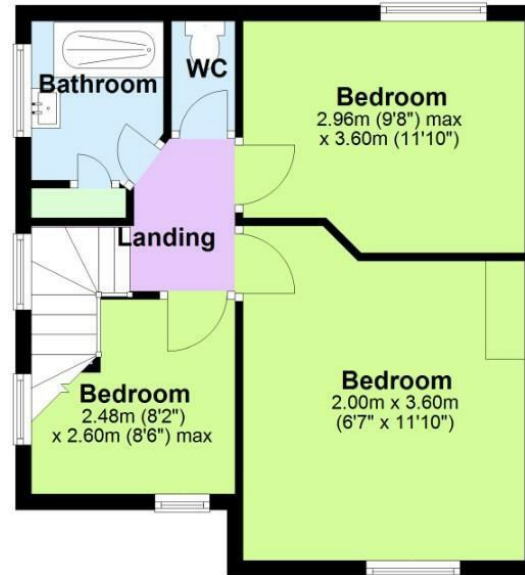
### Ground Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



### First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 95.9 sq. metres (1031.8 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>			
(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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