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&L

5 Stanhome Square

West Bridgford | NG2 7GF | Guide Price £350,000 - £370,000

ROYSTON
& LUND

- GUIDE PRICE
- Detached Bungalow
- £350,000 to £370,000
- Two Double Bedrooms
- Modern Kitchen
- Shower Room/WC
- Low Maintenance Garden
- Driveway Leading To Car Port/Garage
- Amenities Nearby
- Freehold - EPC Rating D
- Council Tax Band C





GUIDE PRICE £350,000 to £370,000

NO CHAIN

Royston & Lund are delighted to present this stunning detached bungalow which is situated in the ever popular location of West Bridgford. The property is ideal for those who enjoy single storey living and it benefits from being close to an array of amenities including local shops, bus routes and Wilford Claypit Nature Reserve.

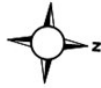
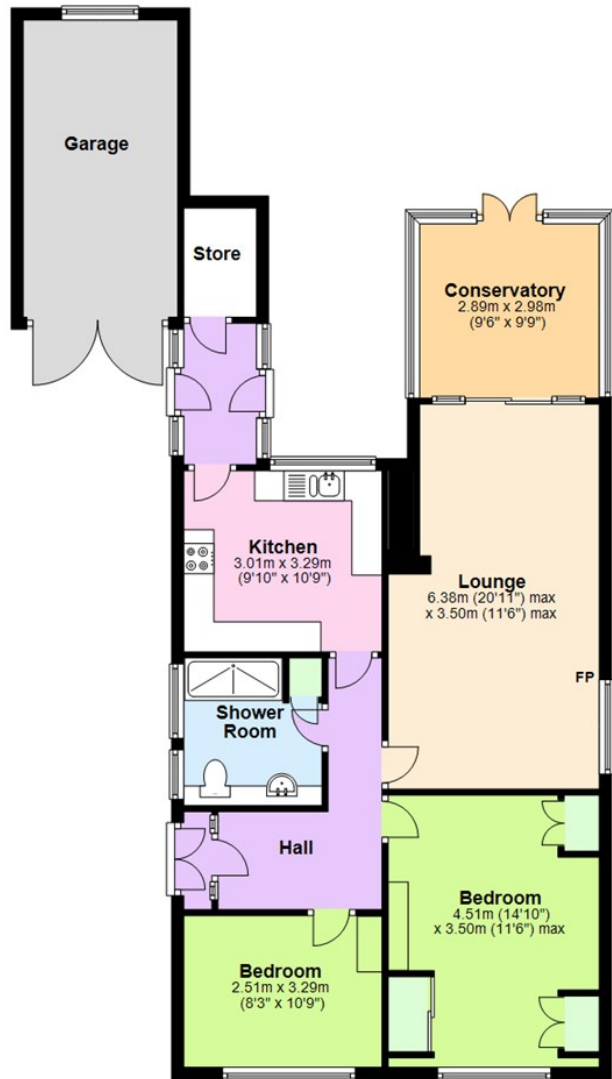
Upon entering the property through the porch you are greeted by an L-shaped hallway which provides access to the accommodation throughout. To the front there are two double bedrooms, the main bedroom includes fitted wardrobes which provide ample storage. The lounge is an excellent sized room and boasts plenty of room for freestanding furniture. Further on from the lounge there is a conservatory which is a great addition to the house with French doors leading into the rear garden. The modern kitchen features integrated appliances with a range of units and sleek countertops. Lastly, there is a stylish shower room with a wash basin, WC and a walk-in shower.

Outside, there is a fairly low maintenance garden which features multiple patio areas for garden furniture. The patio areas are surrounded by lovely plants/shrubs. To the front there is a driveway providing off-street parking which does lead through a car port to a garage.



Ground Floor

Approx. 85.5 sq. metres (920.3 sq. feet)



Total area: approx. 85.5 sq. metres (920.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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

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