



20 Covent Gardens

Radcliffe-On-Trent | NG12 2NF | Asking Price £550,000

ROYSTON  
& LUND



- Four Well Proportioned Bedrooms
- Large Sliding Doors To The Rear Garden
- Downstairs WC
- Separate Utility Room
- EPC Rating - C
- Extended Kitchen Family Room
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Immaculately Presented
- Freehold - Council Tax Band - E





A stunning EXTENDED four bedroom detached family home situated in Upper Saxondale. The property benefits from off street parking, a garage and ample living space for a growing family. The property is also located towards the back of the development and enjoys direct access onto the nature path and orchards to the rear.

Entering into the hallway that benefits from a downstairs WC, we have access into the lounge, kitchen area and stairs to the first floor. The lounge benefits from a bay window to the front and a feature fireplace. The kitchen/diner/family room features a large triple sliding door across the width of the room and triple velux windows overhead to allow the light to pour into the room. The Kitchen area benefits from a breakfast island and integrated appliances including an oven, hob, extractor fan, dishwasher and double height fridge, as well as a separate utility room that has space for further free standing appliances.

Upstairs there are four well proportioned bedrooms that all benefit from built in wardrobes, while the main bedroom has a bay window and an en-suite shower room. There is also a separate three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

To the front there is a double driveway and integral garage with secure gated access down the right hand side and to the rear is an enclosed garden with a patio area, lawn and fenced boundaries.





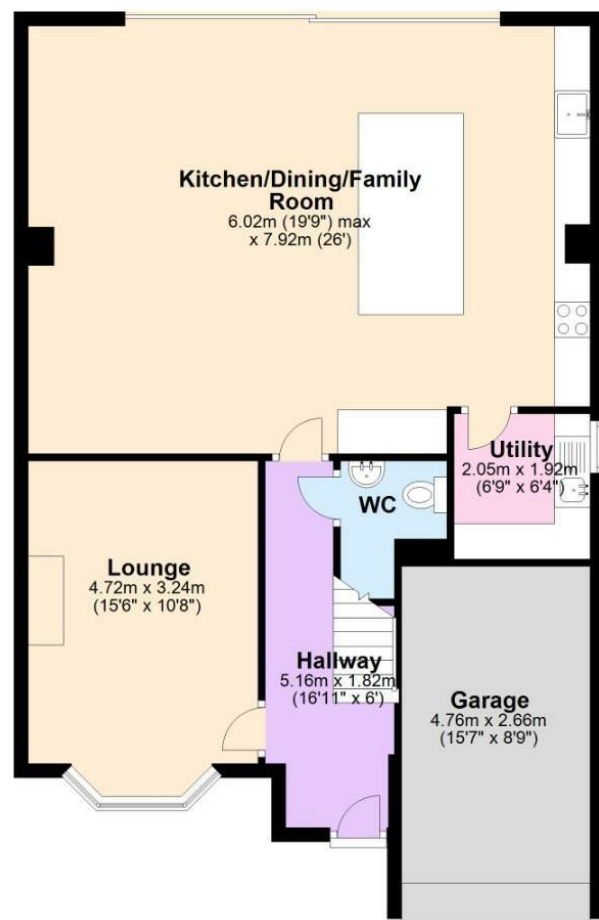
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
England & Wales 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) A		
(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		
England & Wales EU Directive 2002/91/EC		

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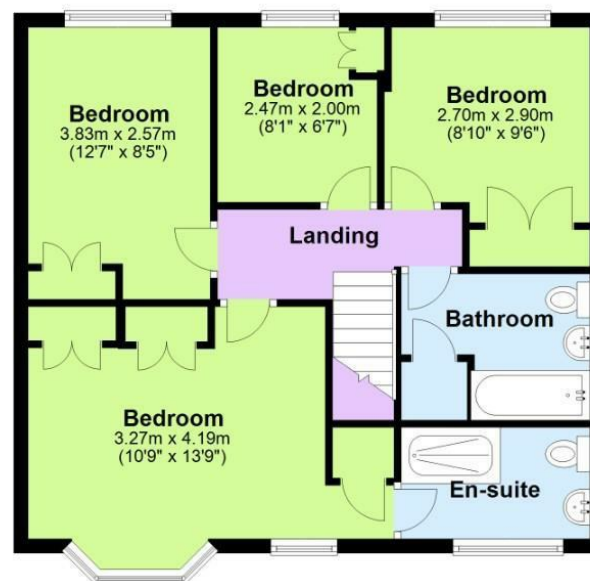
## Ground Floor

Approx. 86.2 sq. metres (927.8 sq. feet)



## First Floor

Approx. 57.8 sq. metres (621.7 sq. feet)



Total area: approx. 144.0 sq. metres (1549.5 sq. feet)

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