



10 Whinlatter Drive

West Bridgford | NG2 6QS | Guide Price £395,000

ROYSTON
& LUND

- Three Bedroom Detached Property
- Fitted Kitchen And Utility Room
- Built In Wardrobes
- Conservatory
- EPC Rating - C
- Off Street Parking
- Spacious Living Room And Conservatory
- Ensuite And Family Bathroom
- Close By To Numerous Amenities And Excellent Transport Links
- Freehold - Council Tax - D





****GUIDE PRICE £395,000 - £410,000****

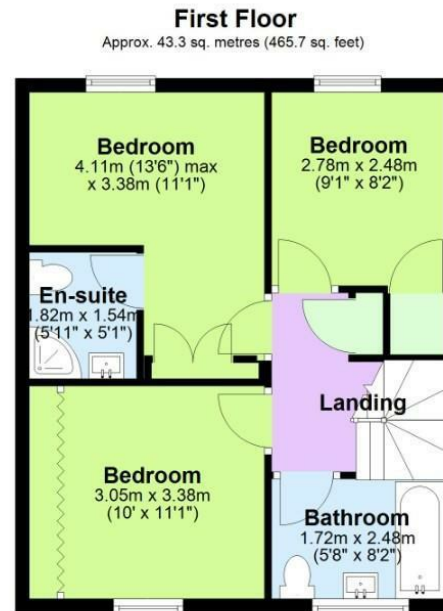
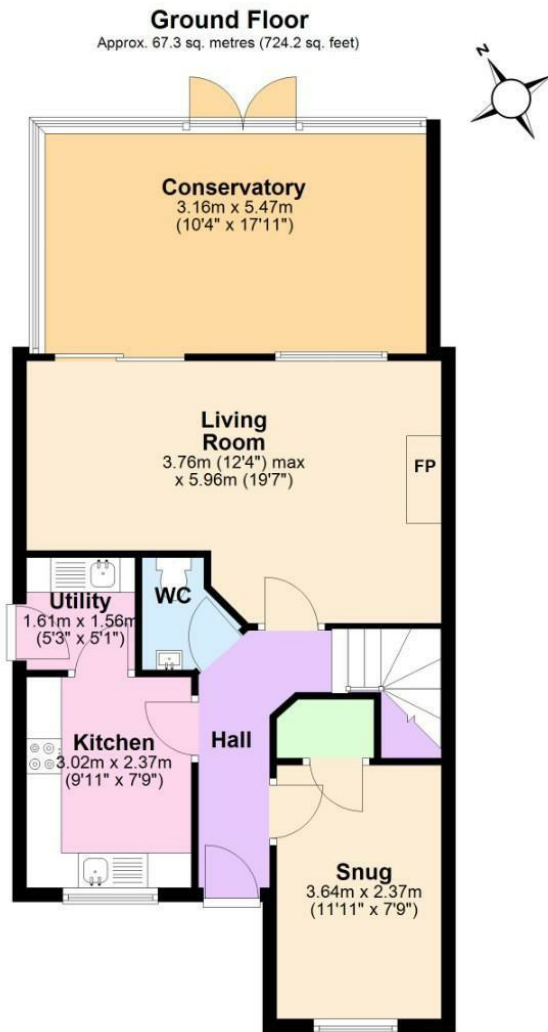
Royston and Lund are delighted to bring to the market this three bedroom property located in Gamston. Situated close by to numerous amenities being a short drive from local shops, pubs and restaurants. Not to mention being a short distance from Central Avenue in West Bridgford and being in the catchment area for well regarded schools. This property would be an excellent fit for a growing family.

Ground floor accomodation comprises of an entrance hall that leads you into the main reception rooms, Kitchen, downstairs WC and stairs to the first floor. The kitchen is ample size with integrated kitchen appliances such as an oven, hob and extractor fan, built in fridge and freezer and more than enough room to add further freestanding appliances. Off from the kitchen is a convenient utility space which grants access to the side of the property. The living room is a generous size with a stylish fireplace and it leads into a spacious conservatory to the rear aspect which allows further access to the rear garden. The ground floor additionally has had a garage conversion, turning it into a snug or can be used as a fourth bedroom.

To the first floor there are three well proportioned double bedrooms. All bedrooms have built in wardrobes and the main bedroom has access to its own ensuite shower room. All bedrooms share a three piece suite bathroom consisting of a bath with a shower overhead, along with wash basin and WC.

Facing the property there is ample off-street parking via single driveway. To the rear there is a low maintenance rear garden with a patio area to start, leading to a raised lawn with a storage shed to the rear. The garden is enclosed with fenced borders.





Total area: approx. 110.5 sq. metres (1189.9 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**