



196 Broxtowe Lane

| NG8 5NA | £265,000

ROYSTON
& LUND

- Four Well Proportioned Double Bedrooms
- Ample Off Street Parking
- Downstairs Bathroom
- Close By To Numerous Amenities
- EPC Rating - D
- Semi Detached
- Spacious Kitchen Dining Room
- Viewing Recommended
- Excellent Transport Links
- Freehold - Council Tax Band - A





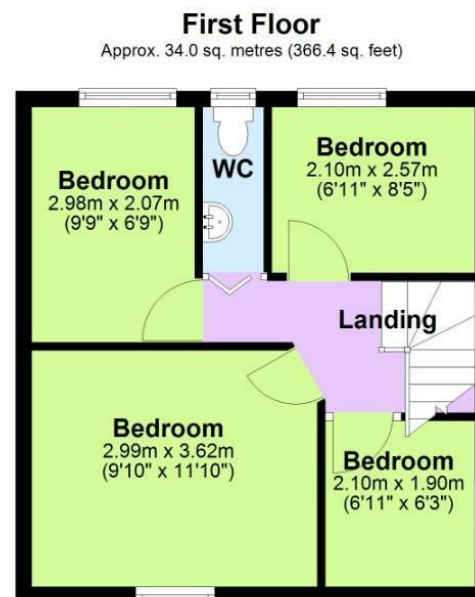
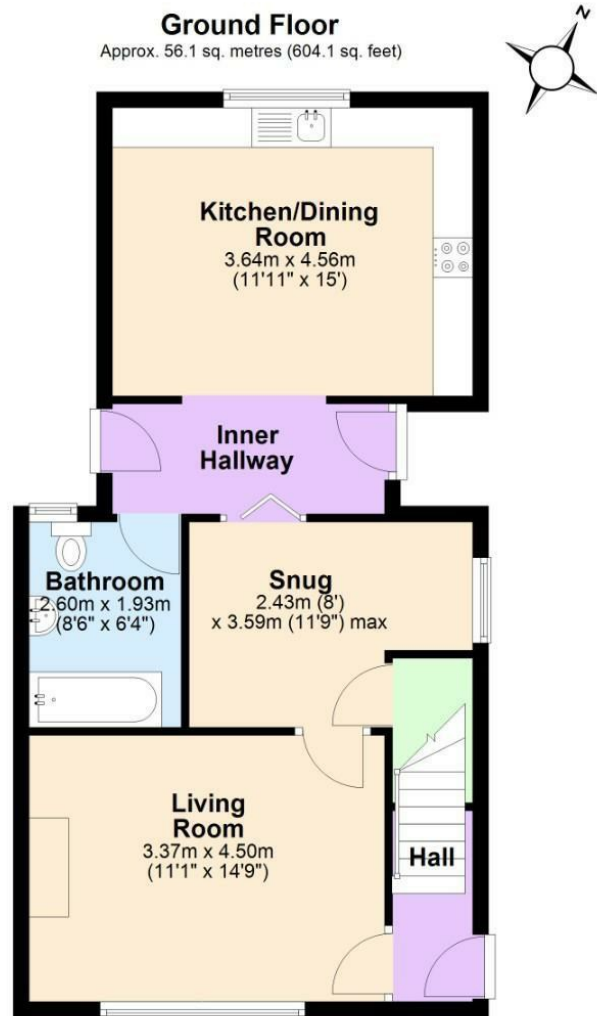
A well appointed Four bedroom semi detached property located in Broxtowe. Situated close by to numerous amenities such as local shops, pubs and having excellent transport links into the City Centre. Not to mention being in the catchment area of well regarded schools, this property would be a great fir for a growing family.

Ground floor accommodation comprises of an entrance hall that leads you into the main reception rooms and stairs to the first floor. The living room is a generous size with front aspect window flooding the room with natural light. The living room lends itself to a snug area which allows access into the a hallway leading you into the kitchen dining room with integrated oven, hob and extractor fan with more than enough room to add further freestanding appliances and a separate downstairs bathroom. The hallway further grants access to the rear garden via dual aspect side doors.

To the first floor there are four well proportioned double bedrooms which both share the bathroom to the ground floor which consists of a bath with shower overhead along with a wash basin and WC. Additionally to the first floor there is a separate WC and wash basin.

Facing the property there is a wooden gate enclosing the front of the house and there is ample off street parking via a double driveway fitting several cars leading down to the side of the property and to the front door. To the rear of the property there is an ample size garden with lawn space and convenient storage shed. The rear garden is enclosed by fenced borders.





Total area: approx. 90.2 sq. metres (970.5 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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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