



20 Grantham Road

Radcliffe-On-Trent | NG12 2HA | £350,000

ROYSTON  
& LUND



- Three Bedrooms
- Ample Off Street Parking
- Outdoor Storage And Integral Garage
- Close By To Numerous Amenities
- EPC Rating - D
- Five Piece Suite Bathroom
- Integrated Kitchen Appliances
- Opportunity To Put Your Own Stamp On Things
- Excellent Transport Links
- Freehold - Council Tax Band -





Royston and Lund are delighted to bring to the market this three bedroom detached property located in Radcliffe on Trent. Situated close by to numerous amenities such as local shops, cafes and pubs being close to the centre of Radcliffe on Trent, not to mention excellent transport links via the A52. This property would be a great fit for a growing family.

Entering into the property you are greeted with an entrance hallway that leads into the reception rooms and kitchen with stairs to the first floor. The living room is a generous size with front aspect bay window flooding the room with natural light, pieced together with a stylish fireplace. The dining room is a good size and also grants access to the rear garden. The galley kitchen has integrated appliances such as an eye level oven, hob and extractor fan, with room to add further freestanding appliances.

To the first floor there are three well proportioned bedrooms. The principle bedroom and bedroom two are both doubles and both have the benefit of built in storage or wardrobes. Bedroom three is a generous size single. All three bedrooms share an immaculate five piece suite bathroom consisting of a separate bath and shower along with a wash basin, WC and bidet.

Facing the property there is ample off street parking due to a double stoned driveway. To the rear there is a low maintenance stoned patio and garden area which grants access to the integral garage and storage space. The lawn stretches back and allowing lots of space. The rear itself is enclosed by fenced borders.





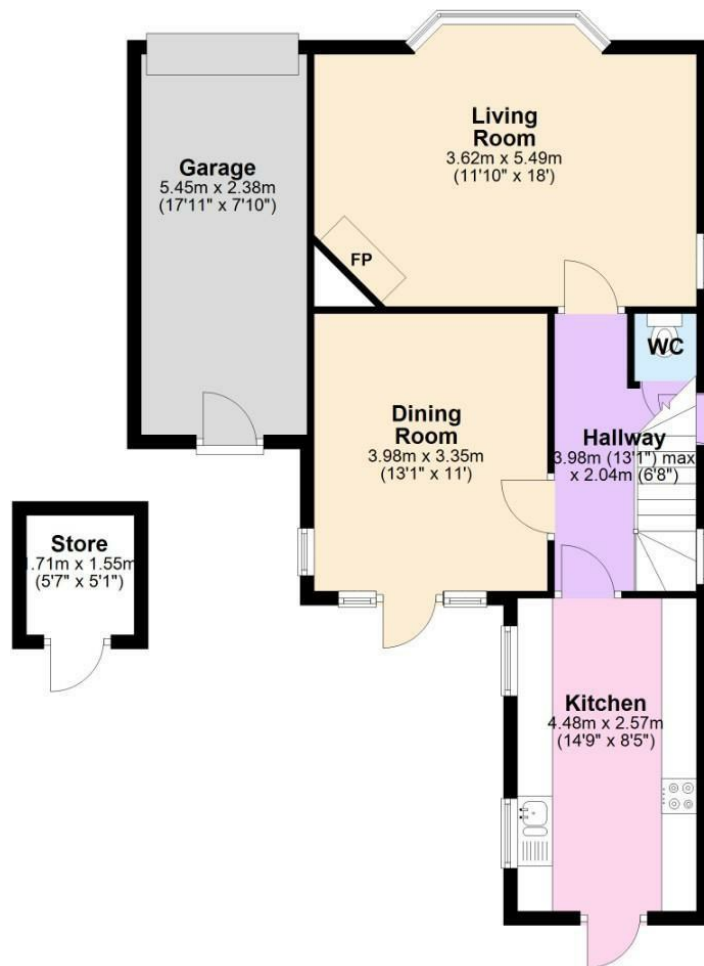
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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. 70.5 sq. metres (759.4 sq. feet)



Total area: approx. 123.1 sq. metres (1325.4 sq. feet)

## First Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



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.