



2 Kirklington Road

Eakring | NG22 0DA | Guide Price £265,000

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& LUND

- Guide Price £265,000 - £275,000
- Two bedrooms
- Double driveway and garage
- Rural location
- EPC rating E
- Semi-detached cottage
- Lounge and Kitchen breakfast room
- Beautifully presented throughout
- Freehold
- Council tax band B





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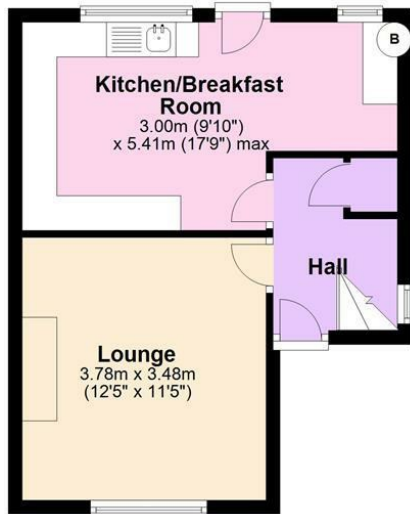
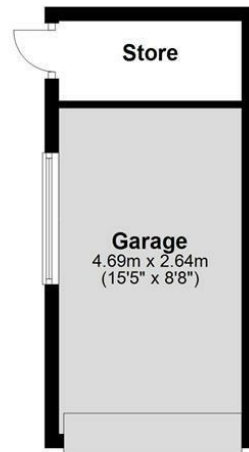
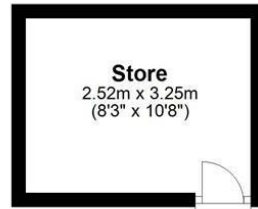
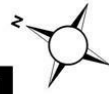
A Stunning two bedroom cottage in Eakring Village that is beautifully presented throughout. The property benefits from a double driveway and garage to the side and a sunny landscaped garden to the rear.



Entering into the hallway that benefits from built in storage, we have access into the lounge and kitchen breakfast room. The lounge has a lovely cosy feel and benefits from a log burner and the kitchen breakfast room has a stable style door that allows access onto the rear patio. Upstairs there are two bedrooms with the main bedroom benefiting from built in storage and a walk in wardrobe. The bathroom consists of a bath with shower overhead, WC and wash basin.

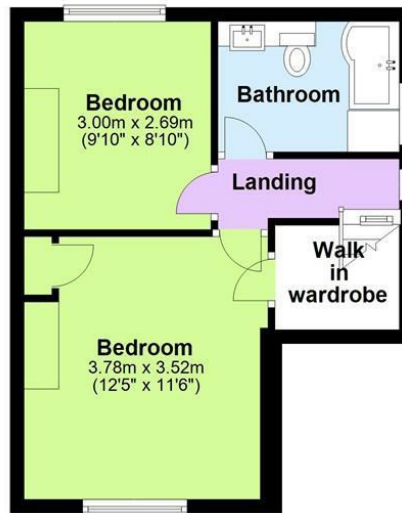
To the rear there is a spacious patio, separate storage at the back of the garage, a raised lawn and a further store towards the rear of the garden.

Ground Floor
Approx. 56.3 sq. metres (606.2 sq. feet)



Total area: approx. 88.9 sq. metres (957.1 sq. feet)

First Floor
Approx. 32.6 sq. metres (350.9 sq. feet)



EPC

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | |
| (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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