

# SUPERIOR HOMES

# ROYSTON & LUND



# 21 Launceston Crescent

| NG11 7DN

Guide Price £290,000 - £310,000

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\*\*NO CHAIN\*\*

Royston and Lund are delighted to bring to the market this immaculately presented three bedroom semi detached family home located in the ever desirable Wilford. This impressive family home has been refurbished from top to bottom creating the perfect start for a family. Situated close by to numerous amenities such as local shops, pubs and restaurants being short drive from West Bridgford's Central Avenue. Not to mention being in the catchment area for highly regarded primary and secondary schools whilst having excellent transport links to the surrounding areas and into the City Centre via Wilford tram stop, the A52 and A60. This property would be a perfect fit for a growing family or for first time buyers.

Entering into the property the ground floor accommodation welcomes you with an entrance hall showing stylish checkerboard tiled flooring which leads you into the main reception room, kitchen and staircase to the first floor. The living room is a generous size and showcases a large bay window to the front elevation flooding the room with natural light pieced together with ample space for family and friends. The living room wraps around to the kitchen/dining room which further demonstrates high quality finishes along with top of the range base and wall units that house integrated kitchen appliances from an oven, hob and extractor hood along with a built in dishwasher. Additionally the kitchen displays a breakfast bar and an adjoining dining area creating the perfect space for hospitable occasions. Off from the dining area is a sun room providing an excellent escape for the summer months which leads into the rear garden.

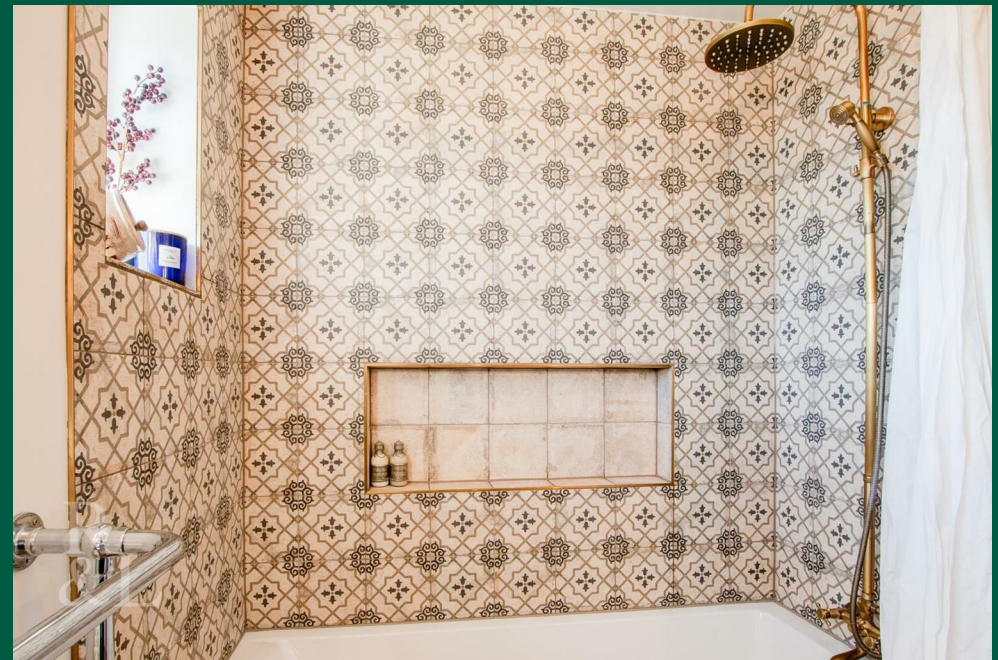
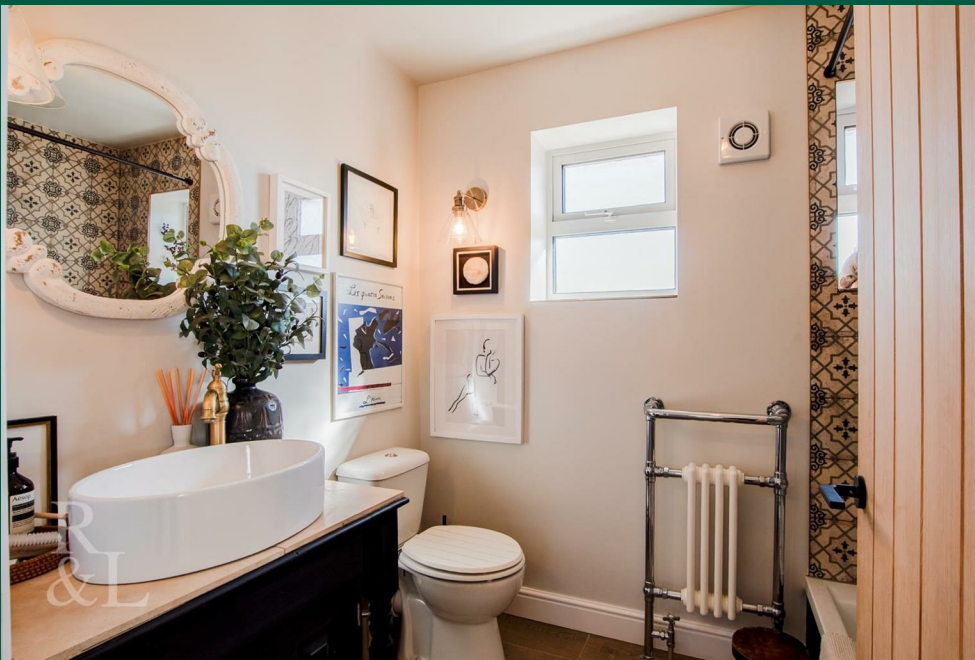




- Three Bedroom Semi Detached Family Home
- **\*\*NO CHAIN\*\***
- Immaculately Presented Through And Finished To A Very High Standard
- Top Of The Range Fixtures And Fittings With Integrated Kitchen Appliances
- Completely Refurbished And Renovated From Top To Bottom
- Generous Off Street Parking Fitting Several Cars
- In The Catchment Area For Well Regarded Schools
- Excellent Transport Links
- EPC Rating - C
- Freehold - Council Tax Band - C









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To the first floor there are three well proportioned double bedrooms. The master double bedroom benefitting from a bay window to the front aspect. Bedroom two is a further double overlooking the rear garden and bedroom three is a spacious over stair single with built in storage space. All three bedrooms share a stylish modern fitted tiled bathroom consisting of a low level bath with shower overhead with rain attachment along with a wash/vanity basin and WC.

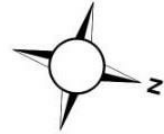
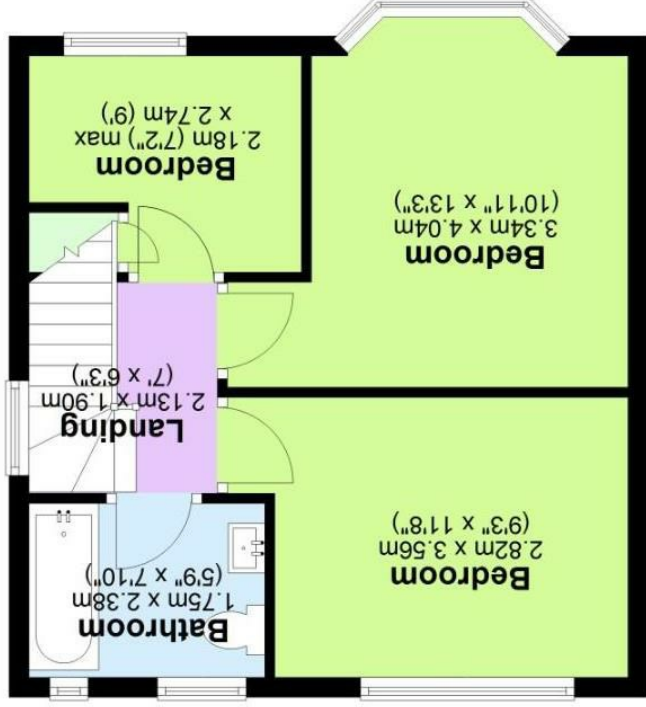
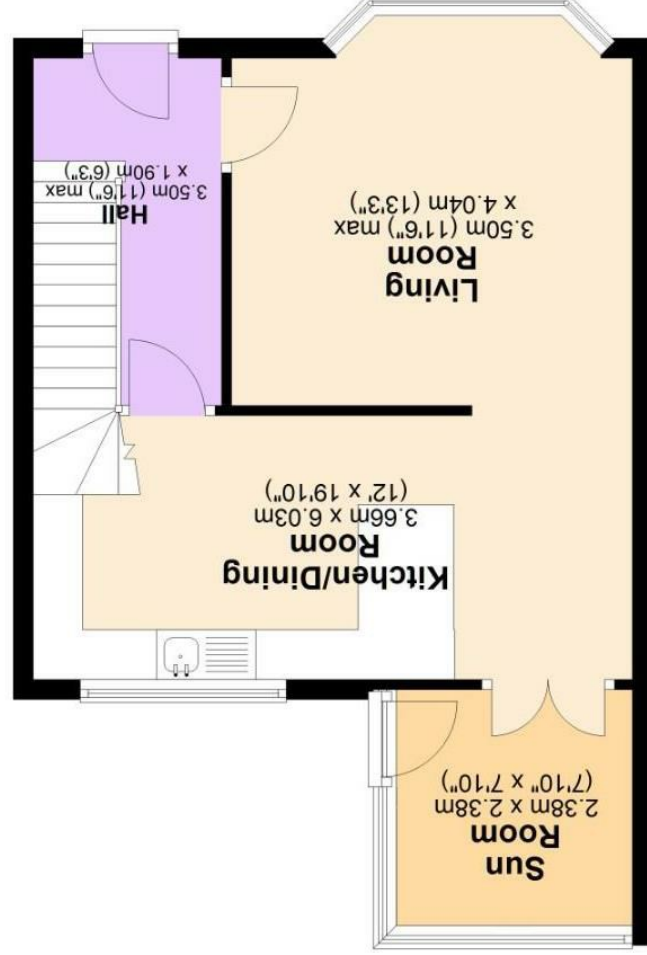


Facing the property there is a large double driveway fitting several cars with access to the right hand side of the property. To the rear there is a patioed and lawned garden with flower bedding down the left hand side which is all enclosed with fenced borders.



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.

Total area: approx. 82.1 sq. metres (883.3 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
Current	Very environmentally friendly - higher CO <sub>2</sub> emissions
EU Directive 2002/91/EC	
England & Wales	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Potential	Very energy efficient - higher running costs
Current	Very energy efficient - higher running costs
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
(1-20)	G
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Potential	Very energy efficient - higher running costs
Current	Very energy efficient - higher running costs

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EPC

