



5 Stanhome Square

West Bridgford | NG2 7GF | Guide Price £350,000 - £370,000

ROYSTON
& LUND

- GUIDE PRICE £350,000 to £370,000
- Two Double Bedrooms
- Shower Room/WC
- Driveway Leading To Car Port/Garage
- Freehold - EPC Rating D
- Detached Bungalow
- Modern Kitchen
- Low Maintenance Garden
- Amenities Nearby
- Council Tax Band C





GUIDE PRICE £350,000 to £370,000

NO CHAIN

Royston & Lund are delighted to present this stunning detached bungalow which is situated in the ever popular location of West Bridgford. The property is ideal for those who enjoy single storey living and it benefits from being close to an array of amenities including local shops, bus routes and Wilford Claypit Nature Reserve.

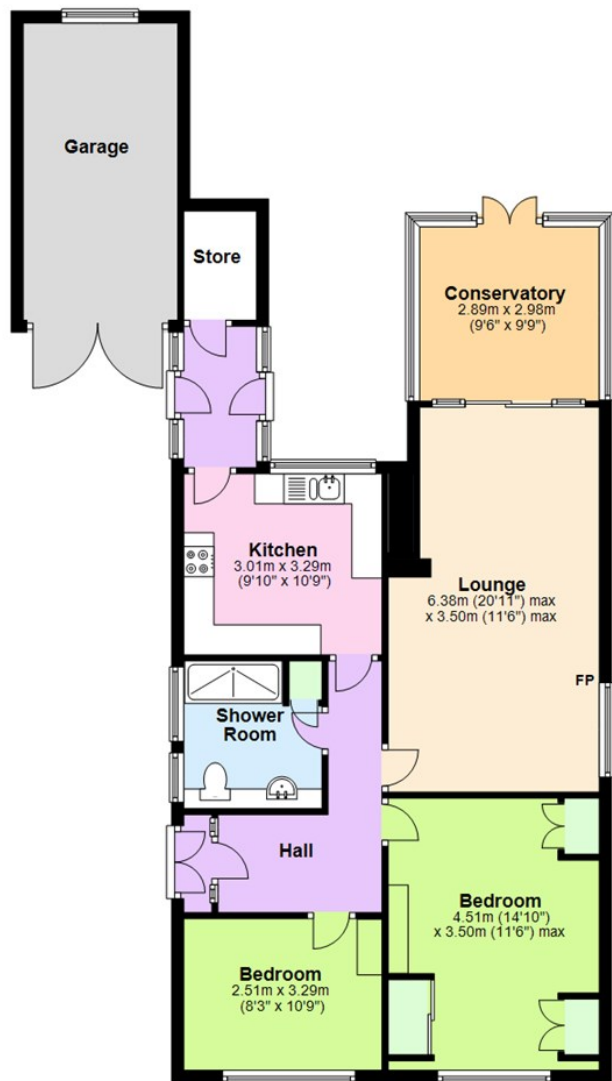
Upon entering the property through the porch you are greeted by an L-shaped hallway which provides access to the accommodation throughout. To the front there are two double bedrooms, the main bedroom includes fitted wardrobes which provide ample storage. The lounge is an excellent sized room and boasts plenty of room for freestanding furniture. Further on from the lounge there is a conservatory which is a great addition to the house with French doors leading into the rear garden. The modern kitchen features integrated appliances with a range of units and sleek countertops. Lastly, there is a stylish shower room with a wash basin, WC and a walk-in shower.

Outside, there is a fairly low maintenance garden which features multiple patio areas for garden furniture. The patio areas are surrounded by lovely plants/shrubs. To the front there is a driveway providing off-street parking which does lead through a car port to a garage.



Ground Floor

Approx. 85.5 sq. metres (920.3 sq. feet)



Total area: approx. 85.5 sq. metres (920.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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		

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