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129 Wilford Lane

West Bridgford | NG2 7RN | Substantially reduced £439,950

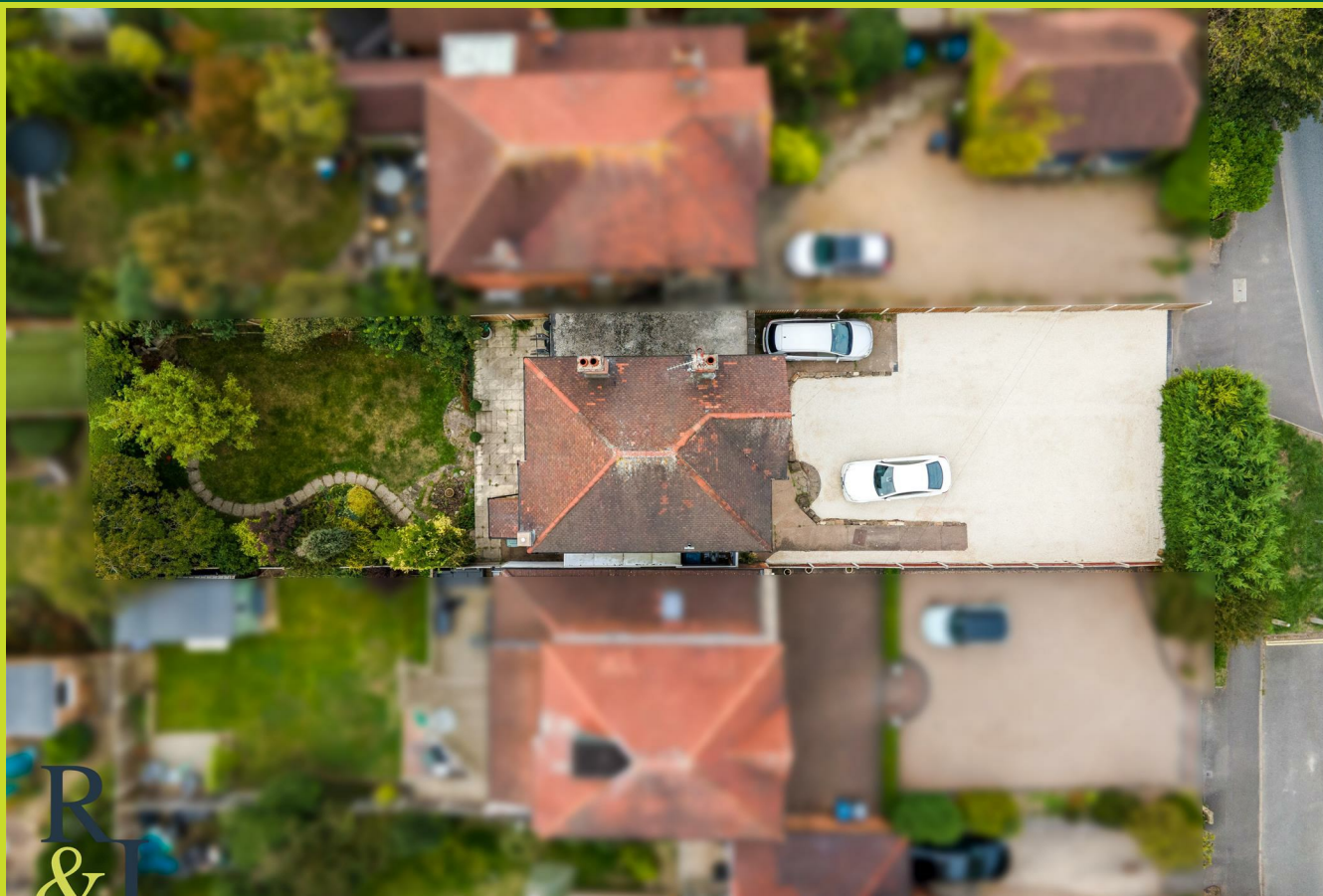
ROYSTON
& LUND

- Proceedable Buyers Only
- Three double bedrooms
- Landscaped garden to the rear
- Two reception rooms
- EPC rating D
- Bay fronted detached home
- Driveway and garage
- Close to local amenities
- Freehold
- Council tax band D





A well presented three double bedroom bay fronted detached family home in West Bridgford. The property benefits from ample off street parking and a sunny south east facing to the rear. Situated opposite the Gresham Playing Fields, walking distance from the Wilford Lane Medical Practice and within catchment area for popular local schools.



Entering into the hallway that benefits from built in storage cupboards either side of the entrance, we have access into both reception rooms, the kitchen and stairs to the first floor. The dining room features a bay window to the front and the lounge features a black framed double glazed door onto the rear patio. The kitchen allows space for freestanding appliances and features an under-stairs pantry and access into the side lobby.

Upstairs there are three well proportioned double bedrooms and a recently fitted four piece bathroom consisting of a freestanding bath, separate shower, WC and wash basin that has been finished with stylish black plumbing fixtures.



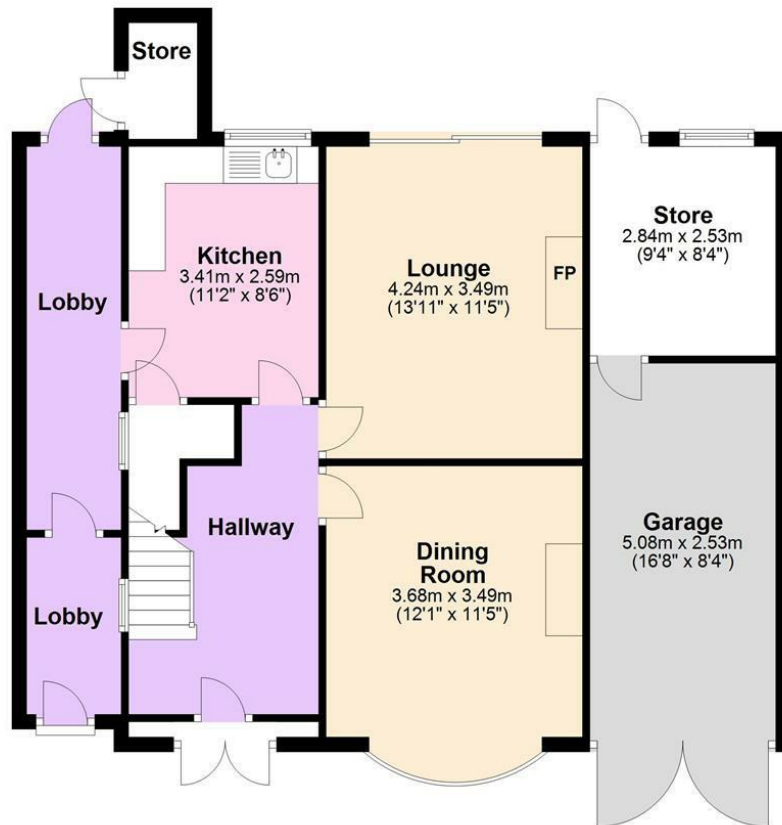


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 ₂) 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	

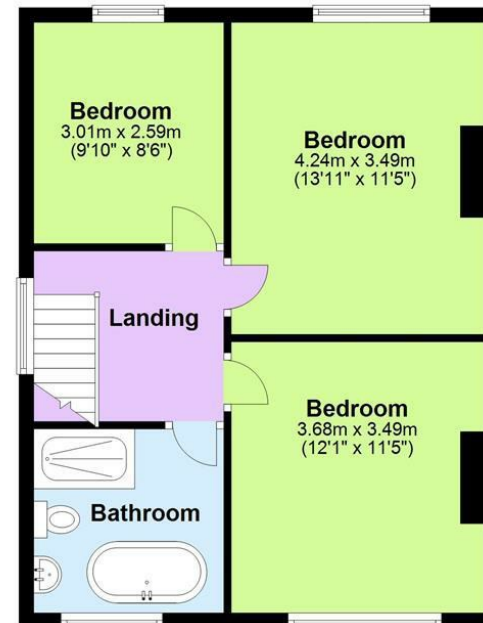
Ground Floor

Approx. 83.3 sq. metres (896.5 sq. feet)



First Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



Total area: approx. 132.9 sq. metres (1430.0 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.

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