

SUPERIOR HOMES

ROYSTON & LUND



13 The Leys

Normanton-On-The-Wolds | NG12 5NU

£695,000

Royston and Lund are delighted to bring to the market 'Holmecroft', a detached, two bedroom bungalow occupying a generous 0.40-acre plot, set in a prestigious cul-de-sac location in one of Rushcliffe's most sought-after villages, Normanton on the Wolds. The property is offered to the market with no onward chain.

The interior accommodation comprises an initial porch that leads into the spacious main entrance hall which provides plenty of storage space and gives access to both bedrooms, the family bathroom, a second shower room, the kitchen/breakfast room and large L-shape open plan lounge/dining room.

The main reception area benefits from a triple aspect with windows to the front, side and rear. A large rear-aspect window floods the space with natural light, complimented by a floor-to-ceiling sliding door to the side elevation opening to the patio and garden. The adjoining dining area offers a more formal dining space with a window to the front elevation. The kitchen benefits from a range of base and wall mounted units that house integrated appliances including the oven, hob and extractor fan, with the convenience of a separate utility room offering plenty of space for additional white goods, whilst a back door provides access to the rear garden.

Both bedrooms are well-proportioned double bedrooms, with the master bedroom showcasing double fitted wardrobes. The second bedroom also benefits from fitted wardrobes. Both bedrooms share a three-piece bathroom suite consisting of a bath with a shower overhead, along with a wash basin and WC, as well as a further separate shower room.





- Two Bedroom Detached Bungalow
- Spacious Plot (0.40 Acres)
- In And Out Driveway With Double Tandem Garage
- Highly Sought After Area
- A Short Drive From Numerous Amenities
- Family Bathroom And Separate Shower Room
- Built In Wardrobes
- Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - F











To the front of the property, there is ample off-street parking via a spacious in-and-out driveway, along with a double tandem garage with electric door.

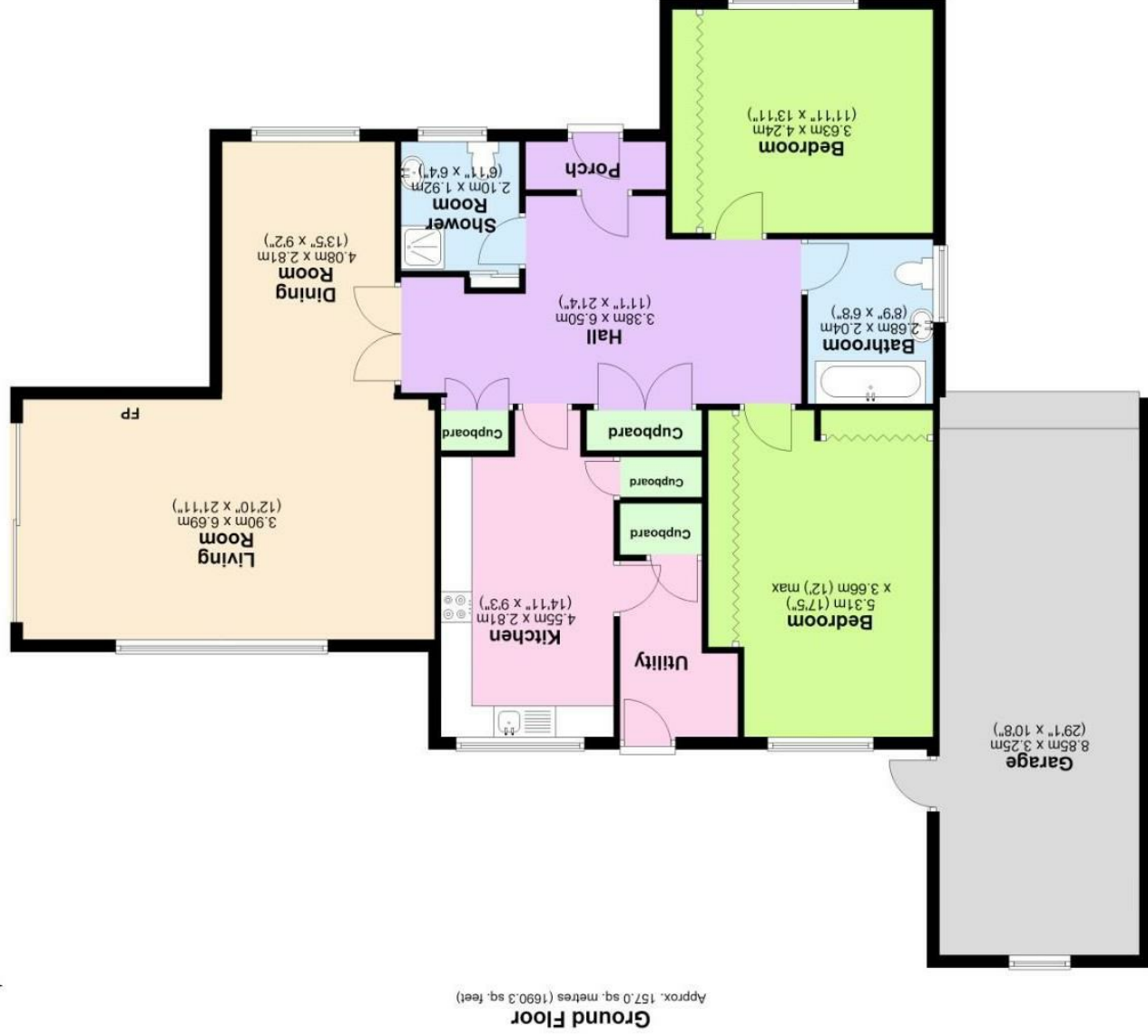
Properties on The Leys are known for their spacious plots, and number thirteen doesn't disappoint, with a full wrap-around patio leading onto a well-maintained, lush lawn bordered by bushes and shrubs, mature trees and flower beds. The rear garden as a whole is enclosed by fenced boundaries.



Normanton on the Wolds features a multi-award winning pub with multiple access points to 'The Wolds Way' within the village conservation area - a range of footpaths that lead out over open countryside. Ideally located a short drive from West Bridgford and the city centre, the A46, A52 and A60 are all a short drive away providing easy access to Nottingham, Leicester, Newark, Grantham and the M1.



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.



Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(A+)	(81-91)	
(A)	(69-80)	
(B)	(55-68)	
(C)	(39-54)	
(D)	(21-38)	
(E)	(1-20)	
(F)		
(G)		
Not environmentally friendly - higher CO ₂ emissions		
Potential		
Current		
76		
68		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(A+)	(81-91)	
(A)	(69-80)	
(B)	(55-68)	
(C)	(39-54)	
(D)	(21-38)	
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EPC

