



2 Bendigo Lane

Colwick | NG2 4EH | Guide Price £275,000

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- Guide Price £275,000 to £285,000
- Four bedrooms
- Conservatory
- Ensuite shower room
- EPC Rating E - Freehold
- Detached family home
- 24'6 Lounge / Diner
- Off street parking and a garage
- Cloakroom
- Council tax band D







\*\*\*Virtual tour available upon request\*\*\*

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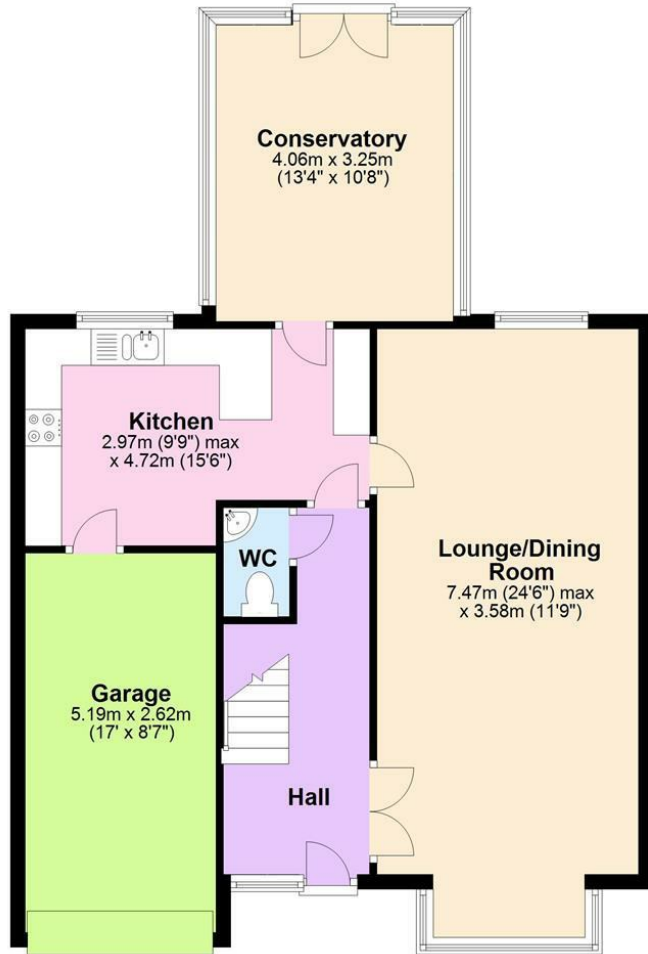
A stunning four bedroom detached property that is being brought to the market in Colwick, that has been well maintained by the current owners. The property benefits from a modern kitchen and bathrooms with off street parking that would ideally suit a growing family.

The property briefly comprises an entrance hallway with cloakroom, 24'6 lounge / diner, modern kitchen with breakfast bar and integrated appliances with a conservatory off the kitchen. Upstairs there are three double bedrooms, one single bedroom, a family bathroom and an ensuite shower room off the main bedroom.

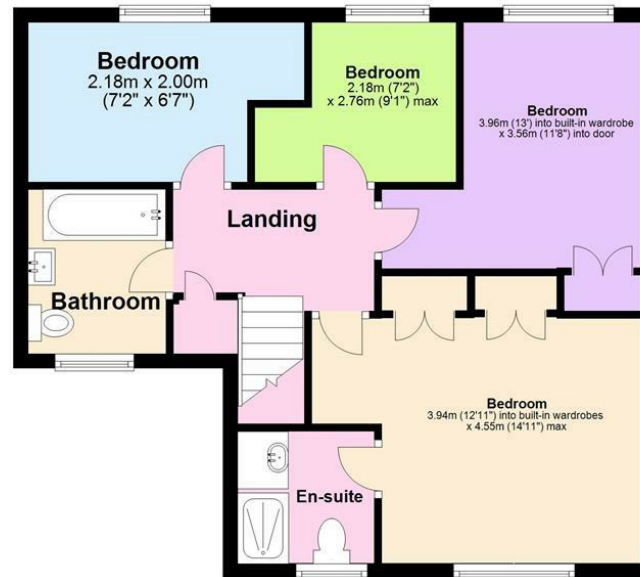
The property is located within walking distance of local amenities, Colwick Country Park and Racecourse, has fantastic public transport links and easy access onto the A612 and A52.



**Ground Floor**  
Approx. 79.3 sq. metres (853.2 sq. feet)



**First Floor**  
Approx. 50.2 sq. metres (540.4 sq. feet)



Total area: approx. 129.5 sq. metres (1393.6 sq. feet)



**EPC**

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

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