

JOHNSONS & PARTNERS

Estate and Letting Agency



28 NOTTINGHAM ROAD
NOTTINGHAM, NG14 5AH

GUIDE PRICE £300,000



28 NOTTINGHAM ROAD

Nottingham, NG14 5AH

A generously sized, two double bedroom, detached bungalow that has been extended to offer extra accommodation. The property is situated close to the centre of this extremely popular village, and its many amenities. There are a great range of local shops, lovely places to dine out or enjoy a relaxing beverage; perhaps after taking a stroll down by the river, or over the dumbles to Lambley. There are also regular public transport services including rail; and popular schools close by for all ages of children.

In brief, the double glazed and centrally heated accommodation comprises reception hallway, lounge dining room, kitchen, study area, two double bedrooms, conservatory and shower room. To the outside there is a front garden and driveway for multiple vehicles and providing access to the garage which has an electric door to the front and a pedestrian, courtesy door, out to the rear garden. To the rear is a lovely, private garden.

This lovely bungalow also comes to the market with 'no upward chain' which helps to simplify the whole buying process. In order to fully appreciate both the accommodation and location; we strongly recommend an internal viewing. Contact us now to book your personal viewing appointment.

Reception Hallway

Study Area

9'11 x 5'3 (3.02m x 1.60m)





Lounge Diner
16'11 x 11'4 (5.16m x 3.45m)



Kitchen
12'9 x 7'11 (3.89m x 2.41m)

Bedroom One
12'4 x 9'11 (3.76m x 3.02m)

Bedroom Two
11'3 x 9'5 (3.43m x 2.87m)

Shower Room
7'9 x 6'9 (2.36m x 2.06m)

Conservatory
8'8 x 7'8 (2.64m x 2.34m)

Garage
15'10 x 8'5 (4.83m x 2.57m)

Outside

Driveway

Private Rear Garden

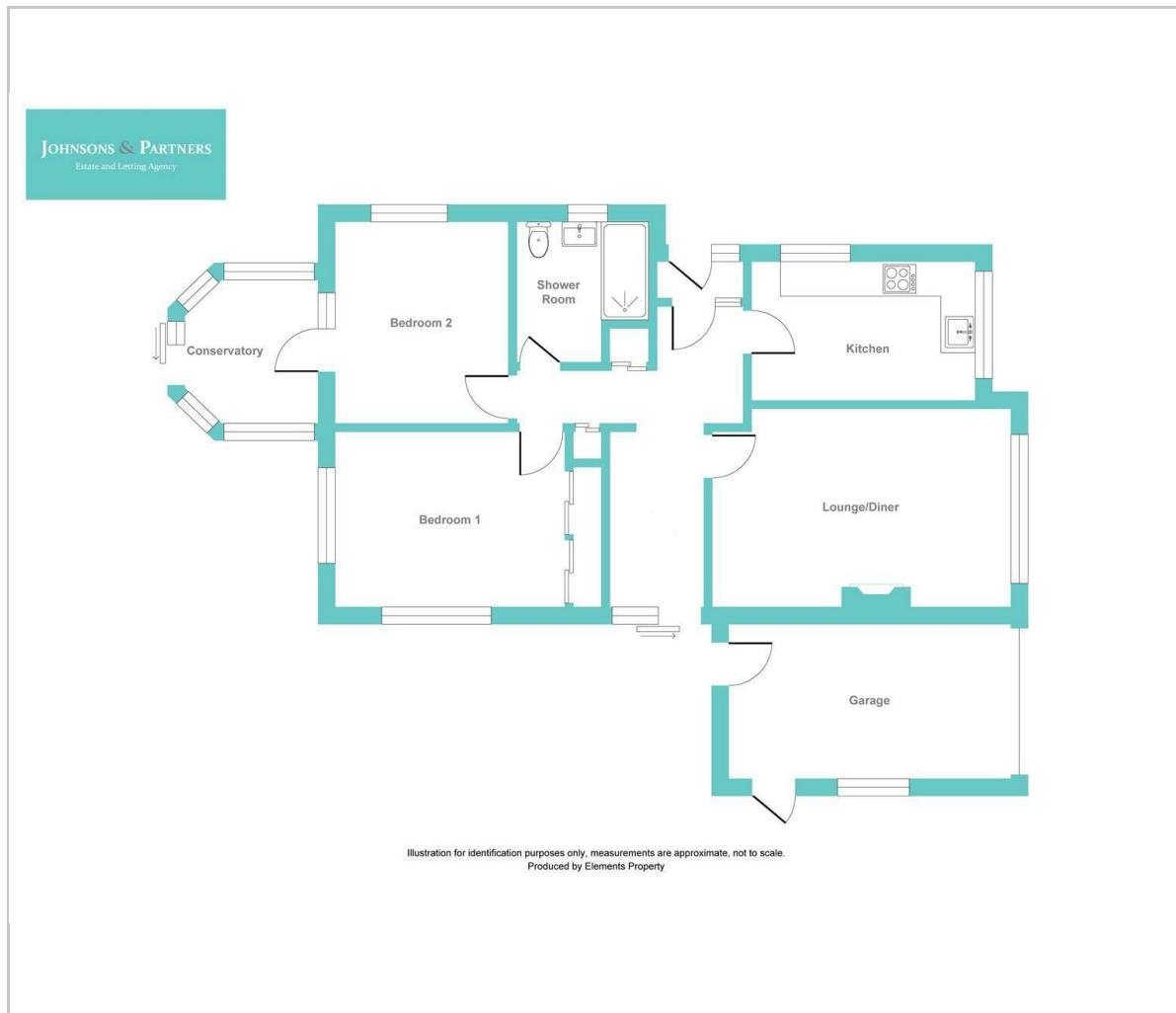
Agents Notes

**Anti Money Laundering
Regulations**

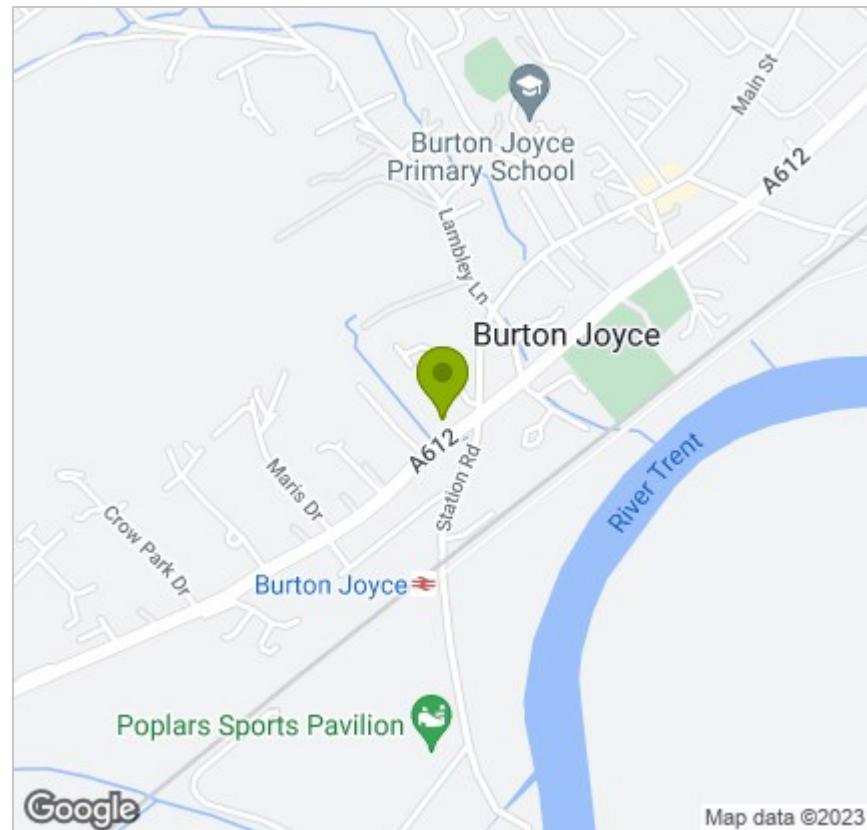
Agents Disclaimer



Floor Plan



Area Map



Viewing

Please contact our Burton Joyce Office on 0115 931 2020
if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(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	