



151 Langdale Road, Bakersfield, NG3 7FE

£250,000

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# 151 Langdale Road Bakersfield, NG3 7FE

- NO UPWARD CHAIN!
- Lounge diner with patio doors leaning into the garden, kitchen with some integrated appliances
- Detached garage and driveway
- Detached bungalow with 2/3 bedrooms
- Modern bathroom with 4-piece suite
- Substantial rear garden with superb views

**NO UPWARD CHAIN!** Versatile detached 2/3 bedrooms bungalow in a popular location. Extended to the rear to provide a spacious master bedroom and lounge diner, with an additional bedroom and lounge/bedroom 3, fitted kitchen, modern bathroom with 4-piece suite and, driveway providing off street parking and detached garage. The substantial rear garden has suburb views over the surrounding area.

The tranquil location is situated within easy each of Colwick woods and walking distance to a regular bus service, providing easy access to local shops and Nottingham city centre.



£250,000



## Overview

This delightful detached bungalow presents an excellent opportunity for those seeking versatile living space and with no upward chain, this property is ready for you to make it your own.

Boasting two well-proportioned bedrooms, the bungalow has been thoughtfully extended to the rear, creating a spacious master bedroom and a generous lounge diner that invites natural light. Additionally, there is a flexible lounge that can serve as a third bedroom, catering to your individual needs. The fitted kitchen is practical and functional, while the modern bathroom features a four-piece suite.

Outside, the property is complemented by a driveway and a detached garage, providing ample parking and storage options. The substantial rear garden is a true highlight, offering stunning views over the surrounding area, making it an ideal space for relaxation or entertaining.

Situated in a tranquil location, this bungalow is within easy reach of Colwick Woods, perfect for those looking for outdoor space close by. A regular bus service is also conveniently located nearby, providing easy access to local shops and the vibrant Nottingham city centre.

Whether you are looking to downsize or seeking a family home, this bungalow is sure to impress!

## Entrance

The property is accessed via UPVC French doors which lead into an inner porch and a further wood framed doors leads into the hallway. The spacious hallway has wood effect laminate flooring, a low level cupboard housing and meters, radiator, Hive thermostat controls and gives access to the internal rooms.

## Bedroom 2

With UPVC bay window to the front, carpet and radiator

## Lounge / potential Bedroom 3

Currently presented as a front lounge, this space has been used as a bedroom in the past. Having UPVC bay window to the front, electric fire set within a feature surround, radiator and carpet.

## Bedroom 1

The master bedroom is extended to provide further space and has a variety of fitted wardrobes and draws, with UPVC window to the rear, radiator and carpet

## Bathroom

The modern white four piece suite comprises of a bath, toilet with dual flush, wash hand basin and separate corner shower unit, with mains shower and glass sliding doors. The room is half tiled, with vinyl flooring, two fitted storage cupboards, radiator, heated towel rail and UPVC window to the side.

## Lounge diner

Extended to give extra living space and with sliding UPVC patio doors which lead into the rear garden. There is wood flooring throughout, a radiator, electric fire with surround, fitted cupboard housing the combination boiler, and a door leads into the kitchen.

## Kitchen

Fitted with a range of wooden wall and base units, with tiled worktop and surround, double bowl stainless steel sink, drainer and mixer tap. Space for a cooker with stainless steel extractor above, space for washing machine and separate integrated fridge and freezer under counter. Dual aspect UPVC windows to the rear and side, radiator and vinyl flooring.

## Outside

To the front the property is set back from the road with a driveway leading to the single garage, there is a low maintenance front garden with shrubs and shingled area, steps raise to the front door.

The large rear garden has several areas to enjoy, including the top level paved patio with outdoor tap and, a side door leads into the garage. Two lawns are surrounded by mature plants, hedges and fruit trees, decking and a vegetable garden with glass green house. Offering stunning views over the surrounding area

## Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band C

PROPERTY CONSTRUCTION:

ANY RIGHTS OF WAY AFFECTING PROPERTY:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK:

ASBESTOS PRESENT:

ANY KNOWN EXTERNAL FACTORS:

LOCATION OF BOILER:

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent







MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER:

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

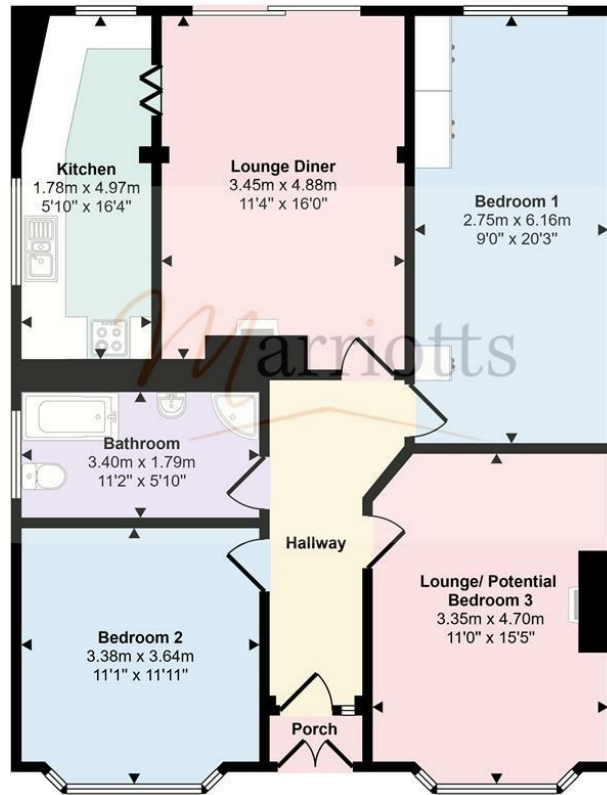
ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION:





Approx Gross Internal Area  
91 sq m / 984 sq ft

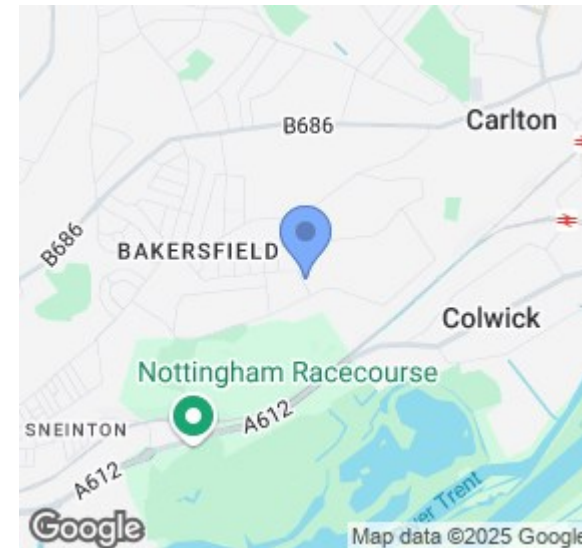


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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