

HoldenCopley

PREPARE TO BE MOVED

Common Lane, Hucknall, Nottinghamshire NG15 6TG

Guide Price £220,000 - £275,000

Common Lane, Hucknall, Nottinghamshire NG15 6TG



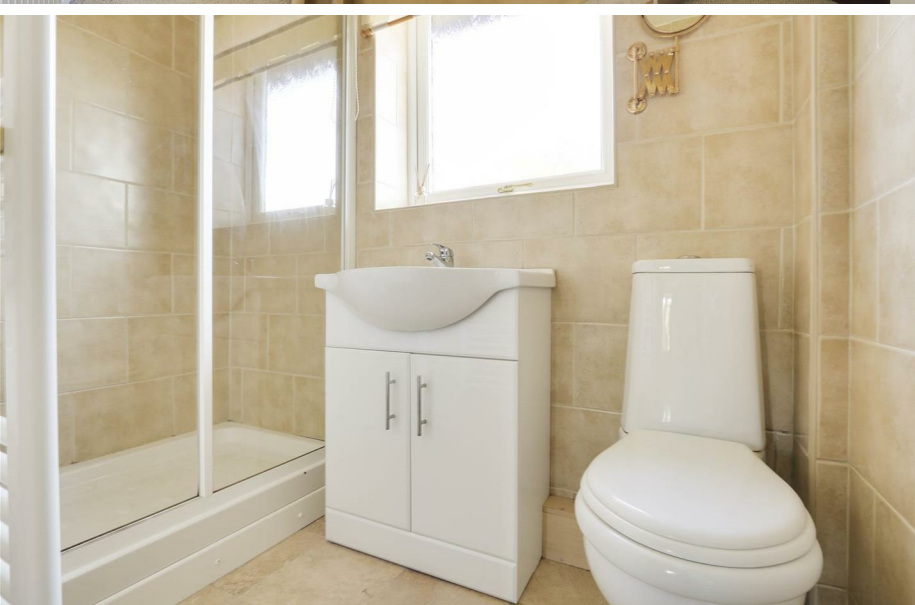
GUIDE PRICE £220,000 - £230,000

DETACHED BUNGALOW IN POPULAR LOCATION...

This two bedroom detached bungalow would be the perfect purchase for someone who is looking to downsize or lose the stairs as the property is well presented throughout and ready for you to move straight in! This property is situated in a quiet residential location surrounded by the stunning countryside and within reach of local amenities. Internally the accommodation comprises of a modern kitchen featuring a range of integrated appliances, a spacious lounge with a separate dining room, two good sized bedrooms along with a bathroom and an en-suite to the master. This property also benefits from a conservatory, owned solar panels and plenty of storage space. Outside to the front of the property is a gated driveway with access into a garage providing ample off road parking for multiple vehicles and to the rear of the property is a lovely garden featuring a pond and benefiting from plenty of sun exposure throughout the day.

NO UPWARD CHAIN





- Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen With Integrated Appliances
- Conservatory
- Bathroom & En-Suite
- Owned Solar Panels
- Two Lofts
- Off Road Parking & Garage
- Well Presented Throughout





ACCOMMODATION

Entrance Hall

The entrance hall has an in-built cupboard, laminate flooring and provides access into the accommodation

Kitchen

The kitchen has a range of fitted base and wall units with rolled edge worktops, a sink with mixer taps and a cold filtered water tap, UPVC double glazed windows to the front elevation, integrated appliances such as an oven, an electric hob with back splash and extractor fan, fridge freezer, dishwasher and washing machine, partially tiled walls and laminate flooring

Living Room

19'7" x 9'11" (5.99 x 3.03)

The living room has carpeted flooring, a UPVC double glazed bay window to the rear elevation, a feature fireplace, a TV point, coving to the ceiling, two ceiling roses, wall light fixtures, a radiator and a single door to the conservatory

Dining Area

8'7" x 8'0" (2.63 x 2.45)

The dining area has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Conservatory

15'5" x 8'1" (4.70 x 2.47)

The conservatory has wood effect flooring, a radiator, an electric heater, UPVC double glazed windows, a glass sky lantern roof and double french doors to the rear garden

Hallway

The hall has carpeted floors, access to several rooms in the property and access to the loft with lighting via a drop down ladder

Master Bedroom

13'0" x 8'1" (3.97 x 2.48)

The main bedroom has carpeted flooring, a UPVC double glazed bay window to the rear elevation, access to the en-suite, two in-built cupboards, a radiator, coving to the ceiling and access to an additional loft via a drop down ladder

En-Suite

7'3" x 5'2" (2.23 x 1.60)

The en-suite comprises of a low level flush W/C, a wash basin with storage, a shower enclosure, floor to ceiling tiles, a heated towel rail, recessed spotlights, extractor fan and a UPVC obscure double glazed window to the front elevation

Bedroom Two

10'2" x 9'1" (3.10 x 2.79)

The second bedroom has carpeted flooring, a radiator, UPVC window to the rear elevation and a fitted double wardrobe with sliding doors

Bathroom

6'9" x 5'6" (2.08 x 1.70)

The bathroom has partially tiled walls, tiled flooring, coving to the ceiling, a radiator, a panelled bath with an overhead shower and shower screen, a low level flush W/C, a wash basin with storage and an obscure UPVC double glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a gated driveway with off road parking for three cars and a garden with a variety of plants and shrubs

Garage

There is a detached garage to the rear of the property with a in-built work bench, power points and lighting

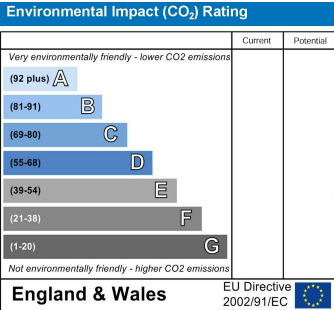
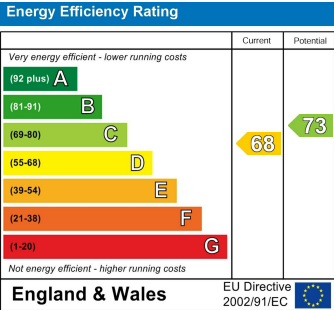
Rear

To the rear of the property is a private enclosed garden with block paving, a lawn, a range of plants and shrubs, a pond with a bridge, a wooden pergola, a decked seating area, courtesy lighting and access into the garage

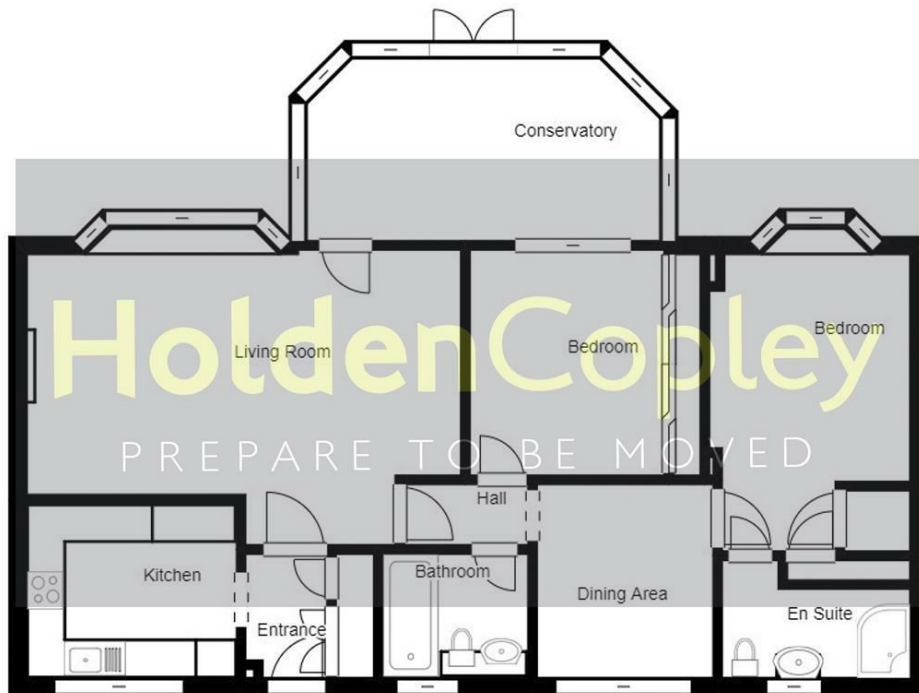
DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



Common Lane, Hucknall, Nottinghamshire NG15 6TG



GROUND FLOOR

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.