

# HoldenCopley

PREPARE TO BE MOVED

Bar Lane, Basford, Nottinghamshire NG6 0HT

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Guide Price £350,000

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GUIDE PRICE £350,000 - £370,000

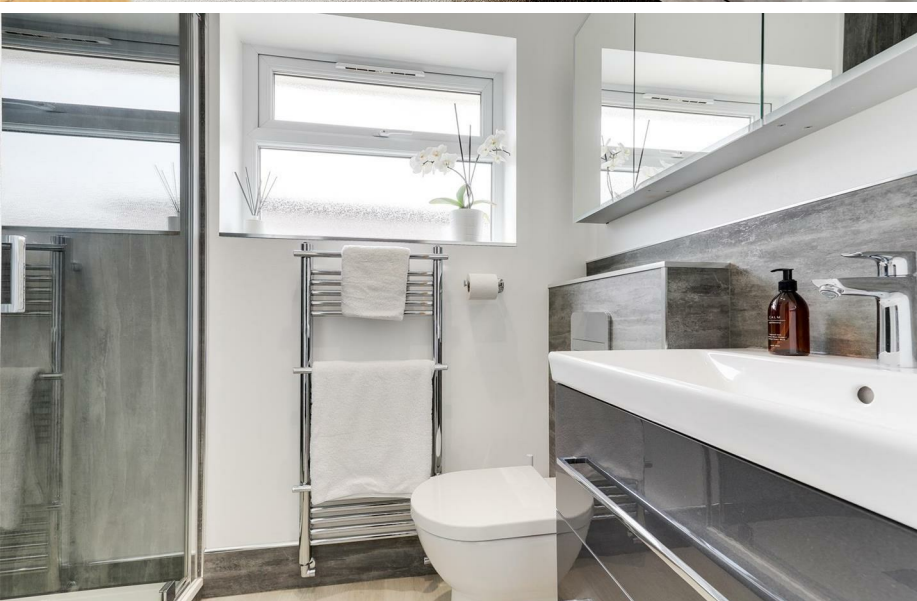
## DETACHED BUNGALOW...

Nestled in a convenient location close to a plethora of local amenities including shops, schools, and more, this detached bungalow offers an ideal blend of comfort and accessibility. With excellent transport links to Nottingham City Hospital and Nottingham City Centre, convenience is truly at your doorstep. Set upon a generously sized plot, this property caters to a diverse range of buyers, particularly those seeking to bid farewell to stairs. Step inside to discover a meticulously maintained interior featuring two inviting bedrooms, complemented by a boot room and an inviting entrance hall. The heart of the home unfolds into a spacious lounge-diner, seamlessly connected to a sunlit conservatory via double French doors, offering an effortless flow between indoor and outdoor living spaces. A modern fitted kitchen and convenient utility room add practicality and flair to everyday living. The main bedroom is graced with the luxury of a three-piece ensuite, while a separate W/C enhances functionality. Outside, the property delights with its well-maintained grounds. A block-paved driveway welcomes you with electric gates and provides ample parking space for multiple vehicles alongside a lawn area and thoughtfully planted borders. Gated access leads to the rear garden, where a private area awaits. Enjoy al fresco dining on the patio, ascend steps to a generous lawn area, or admire the beauty of the planted borders, all within the confines of the fenced boundary. Completing the ensemble is a garage with a roller door, adding both convenience and security to this delightful abode.

MUST BE VIEWED







- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge Diner & Utility Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite & Separate W/C
- Driveway & Garage
- Large Enclosed Rear Garden
- Well-Presented Throughout
- Must Be Viewed











ACCOMODATION

Porch/Boot Room

8'0" x 6'3" (2.46 x 1.91)  
The porch boot room has wood-effect flooring, an in-built cupboard with sliding mirror doors, and a composite door providing access into the hallway.

Hallway

12'4" x 9'3" (3.78 x 2.83)  
The hallway has carpeted flooring, and access into the accommodation.

W/C

6'5" x 2'11" (1.96 x 0.90)  
This space has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, access into the boarded loft via a pull-down ladder with lighting, a radiator, and carpeted flooring.

Utility Room

6'7" x 5'10" (2.03 x 1.80)  
The utility room has a UPVC double glazed obscure window to the rear elevation, fitted base and wall units with a worktop, stainless steel sink with a swan neck mixer tap and drainer, recessed spotlights, a chrome heated towel rail, and wood-effect flooring.

Bedroom Two

14'3" x 12'0" (4.35 x 3.66)  
The second bedroom has a UPVC double glazed window to the front elevation, an air conditioning unit, a radiator, coving to the ceiling, and carpeted flooring.

Lounge Diner

24'11" x 11'11" (7.62 x 3.65)  
The living room has a UPVC double glazed window to the side elevation, two radiators, coving to the ceiling, an air conditioning unit, carpeted flooring, space for a dining table, two double French doors one opening out to the rear garden, and one opening into the conservatory.

Conservatory

11'8" x 7'8" (3.56 x 2.34)  
The conservatory has wood-effect flooring, a Polycarbonate roof, floor-to-ceiling windows, and sliding patio doors.

Master Bedroom

10'11" x 10'10" (3.34 x 3.31)  
The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, double fitted wardrobe with sliding mirrored doors, an air conditioning unit, carpeted flooring, and access into the ensuite.

En-Suite

7'7" x 4'9" (2.33 x 1.46)  
The en-suite has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture with a rainfall shower head and a hand held shower head, recessed spotlights, waterproof splashback, and vinyl flooring.

Kitchen

16'9" x 10'4" (5.13 x 3.17)  
The kitchen has a range of modern fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, gas ring hob and extractor fan, integrated dishwasher, space for a fridge freezer, an in-built cupboard, recessed spotlights, wood-effect flooring, a UPVC double glazed window to the front elevation, and a single door opening to the side of the property.

OUTSIDE

Front

To the front of the property is a block paved driveway for a number of vehicles, electric gates, a small lawn area, a planted border, gated access to the rear garden, and access to the garage with an roller door.

Rear

To the rear of the property is an enclosed rear garden with a patio area, steps up to a generous-sized lawn, planted borders, and fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric or Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload 100Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

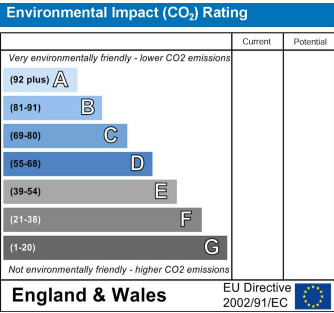
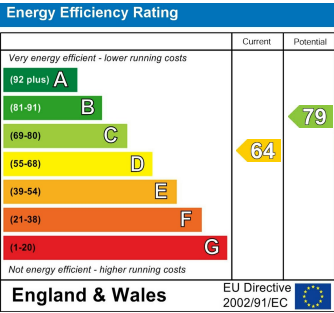
Council Tax Band Rating - Nottingham City Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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