

# HoldenCopley

PREPARE TO BE MOVED

Papplewick Lane, Hucknall, Nottinghamshire NG15 8EH

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Offers Over £400,000

Papplewick Lane, Hucknall, Nottinghamshire NG15 8EH



## DETACHED DORMA BUNGALOW...

This spacious two-bedroom detached dormer bungalow presents an excellent opportunity for investors seeking strong returns on investment or a family eager to create their dream home. Offered with no upward chain, this property requires modernisation, making it the perfect blank canvas for renovation. Situated in a popular location, it benefits from excellent transport links, local shops, and great school catchments. The ground floor welcomes you with an entrance hall leading into a versatile layout, including a home office, a cosy snug, and a spacious living room. The fitted kitchen diner provides ample space for family meals, complemented by a separate utility room for added convenience. A double bedroom and a three-piece bathroom complete this level. Upstairs, the master bedroom boasts built-in wardrobes and has access to a separate shower room, providing a private retreat. Externally, the property is set on a generous plot, featuring a large front driveway with a lawn and mature trees, as well as two detached garages. The expansive rear garden is a true highlight, offering a patio, well-maintained lawn, mature shrubs and trees, a pond, a summer house, a greenhouse, a pergola, two sheds, and an outbuilding—perfect for outdoor living and gardening enthusiasts. With its potential for transformation, this property is a fantastic opportunity for those looking to add value and personalise a home to their exact tastes.

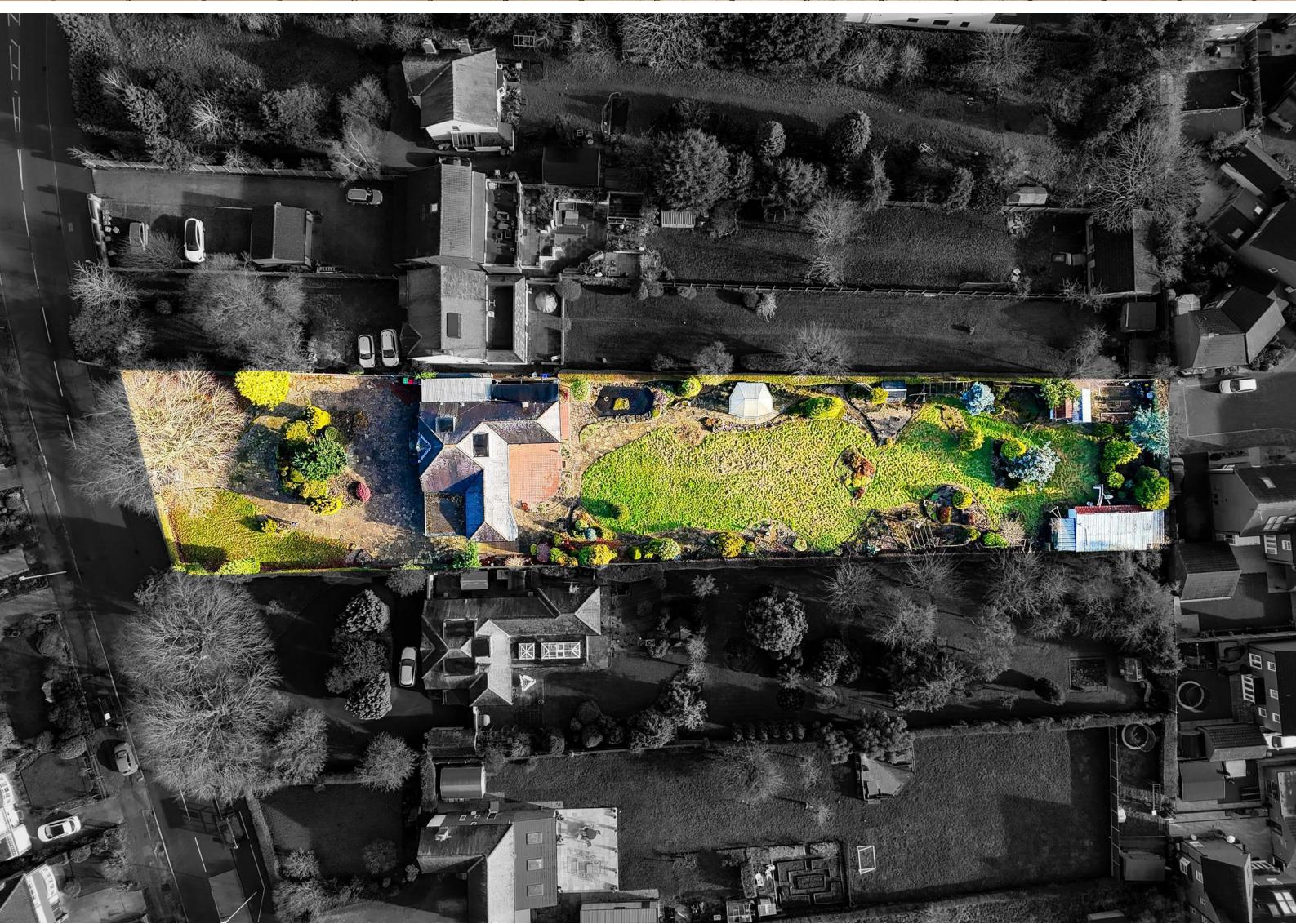
MUST BE VIEWED





- Detached Dorma Bungalow
- Two Double Bedrooms
- Three Spacious Reception Rooms
- Well Appointed Fitted Kitchen Diner
- Utility Room
- Ground Floor Bathroom
- First Floor Shower Room
- Driveway & Two Garages
- Expansive Private Rear Garden
- No Upward Chain





## GROUND FLOOR

### Entrance Hall

10'9" x 4'0" (3.28m x 1.24m)

The entrance hall has windows to the front and side elevations, tiled flooring and a single wooden door providing access into the accommodation.

### Hall

11'1" x 6'5" (3.65m x 1.96m)

The hall has carpeted flooring, an open staircase with carpeted stairs, a radiator and coving.

### Office

10'9" x 12'0" (3.30m x 3.68m)

The office has a bow window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and coving.

### Living Room

15'3" x 24'3" (4.65m x 7.41m)

The living room has windows to the rear elevation, carpeted flooring, a radiator, three bedrooms, coving and a sliding patio door providing access out to the garden.

### Snug

19'3" x 10'4" (5.89m x 3.15m)

The snug has windows to the side and rear elevation, carpeted flooring, two radiators, wall-mounted light fixtures and coving.

### Kitchen

11'9" x 12'5" (3.60m x 3.80m)

The kitchen has a range of fitted handleless base and wall units with worktops, an integrated double oven, an electric hob, a sink with a drainer, space for an under the counter fridge, carpeted flooring, a radiator, partially tiled walls, coving, open access into the dining room, a window to the side elevation and a single door providing access out to the garden.

### Dining Room

19'4" x 10'4" (5.90m x 3.16m)

The dining room has windows to the side and rear elevations, carpeted flooring, a radiator, a feature fireplace and coving.

### Utility Room

5'8" x 11'7" (1.74m x 3.55m)

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine and dishwasher, a stainless steel sink with a drainer, carpeted flooring, a wall-mounted boiler and an obscure internal window.

### Bedroom Two

10'0" x 10'9" (3.05m x 3.30m)

The second bedroom has a bow window to the front elevation, carpeted flooring, a radiator, coving and built-in wardrobes.

### Bathroom

11'7" x 6'9" (3.55m x 2.06m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed shower, tiled flooring and walls, a chrome heated towel rail, coving and an internal obscure window.

## FIRST FLOOR

### Master Bedroom

13'6" x 10'8" (4.12m x 3.26m)

The main bedroom has a window to the rear elevation, carpeted flooring, a radiator, eaves storage and built-in wardrobes.

### Shower Room

4'8" x 5'4" (1.43m x 1.63m)

The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, carpeted flooring, a radiator, tiled walls and an obscure window to the side elevation.

## OUTSIDE

### Front

To the front is a lawn, mature trees and a driveway.

### Rear

To the rear is a private garden with a patio, a lawn, mature shrubs and trees, a pond, a summer house, a greenhouse, a pergola, two sheds and an outbuilding.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Most 4G, some 5G & 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band E

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

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus)  | A                       |         |           |
| (81-91)  | B                       |         |           |
| (69-80)  | C                       |         |           |
| (55-68)  | D                       |         |           |
| (39-54)  | E                       |         |           |
| (21-38)  | F                       |         |           |
| (1-20)   | G                       |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| England & Wales                                    | EU Directive 2002/91/EC |         |           |

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



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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**01156 972 972**

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

**[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**