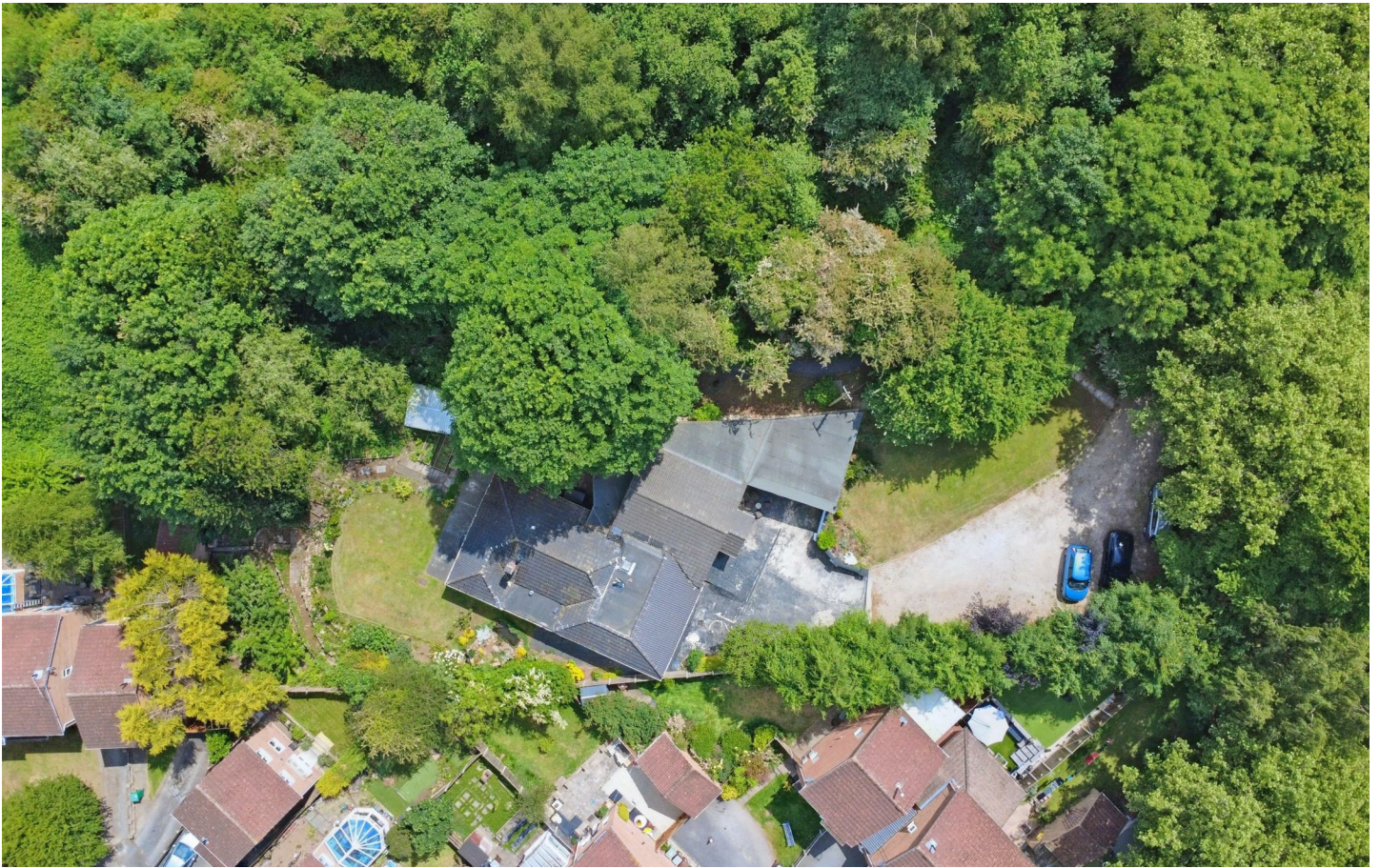




Hempshill Lane
, Nottingham NG6 8PF

5 BEDROOM TWINNED BUNGALOW
DWELLING IN NUTHALL

Guide Price £500,000 Freehold



GUIDE PRICE £500,000 - £525,000

Robert Ellis are delighted to offer to the market this rare and incredibly versatile five-bedroom detached bungalow, tucked away down a private road off Hemphill Lane. Surrounded by mature woodland and nestled in a peaceful, secluded setting, this unique property offers exceptional flexibility—the property is currently used as two successful holiday lets. It's the perfect blend of privacy, space, and income potential, ideal for both investors and families alike.

During the current ownership, the property has been thoughtfully extended and enhanced to increase both space and light. A rear extension has created a larger lounge area, now featuring floor-to-ceiling glass panels and French doors that open directly onto the garden—bringing the outdoors in and flooding the space with natural light. A log burner has also been installed, adding a cosy and stylish focal point to the room. In addition, a second extension to the front of the bungalow added two double bedrooms and a further en-suite bathroom, making the property even more suitable for use as multi-unit accommodation or a spacious family home.

The internal layout includes five bedrooms in total, three of which benefit from en-suite bathrooms, plus a separate family bathroom. There are three reception rooms, two fully fitted kitchens, and a separate utility room—offering immense flexibility for larger households, holiday letting, or dual occupancy. The home is also equipped with a smart heating system that can be controlled remotely, combining traditional charm with modern convenience. Furnishings can be included upon request, offering a ready-to-go opportunity for buyers.

Externally, the bungalow is set on a generous plot with a 360° wrap-around garden, surrounded by trees and wildlife, offering a calm and private retreat. A vast gravel driveway provides extensive parking for multiple vehicles, ideal for guests or large families, and there is also a double garage with planning permission already granted for conversion into a third, standalone dwelling—making this a superb development or rental opportunity.

This is a truly one-of-a-kind home offering incredible flexibility, stunning surroundings, and serious investment potential. Whether you're searching for a peaceful forever home or a lucrative income-generating property, early viewing is highly recommended to appreciate all that's on offer.

All previous earnings are available upon request.



Entrance Porch

7'1" x 3'11" approx (2.18 x 1.203 approx)

Twinned UPVC double glazed door to the front elevation leading into the entrance porch comprising tiled flooring, two UPVC double glazed windows to either side, UPVC door leading into the entrance hallway.

Entrance Hallway

5'8" x 5'6" approx (1.744 x 1.679 approx)

Laminate floor covering, door leading to second reception and archway through to second reception room.

Bedroom Two

20'2" x 9'0" approx (6.150 x 2.747 approx)

Two UPVC double glazed windows, carpeted flooring, coving to the ceiling, wall mounted radiator, door leading to en-suite shower room.

En-Suite Shower Room

Shower enclosure with mains fed shower over, tiled splashbacks, chrome heated towel rail, vanity wash hand basin with mixer tap and storage cupboards below, WC, tiled flooring, extractor fan.

Reception Two

20'10" x 10'9" approx (6.359 x 3.294 approx)

UPVC double glazed window, carpeted flooring, feature vertical wall mounted radiator, electric fire with brick surround and hearth, coving to the ceiling.

Bedroom One

11'5" x 21'5" approx (3.495 x 6.528 approx)

UPVC double glazed windows, carpeted flooring, wall mounted radiator, door leading to en-suite shower room, coving to the ceiling, access to the loft.

En-Suite Shower Room

Laminate floor covering, UPVC double glazed window, vanity wash hand basin with mixer tap, shower enclosure with electric shower over, tiled splashbacks, WC, chrome heated towel rail.

Kitchen Two

16'3" x 9'8" approx (4.971 x 2.968 approx)

Laminate floor covering, space and point for fridge freezer, space and plumbing for fridge freezer, space and plumbing for a dishwasher, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with induction hob over and extractor hood above, two UPVC double glazed windows, wall mounted radiator, door to utility room.

Utility Room

8'2" x 8'11" approx (2.501 x 2.719 approx)

Wall mounted gas central heating combination boiler, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and plumbing for multiple washing machines, space and point for tumble dryer, door to lounge, door to kitchen two.

Lounge

16'4" x 12'11" approx (5 x 3.95 approx)

Laminate floor covering, two wall mounted radiators, built-in storage cupboard, log burner, UPVC double glazed French doors leading out to the garden, two double glazed floor to ceiling fixed panels, access to the loft, coving to the ceiling, opening through to dining room, doors leading off to rooms.

Dining Room

12'10" x 10'10" approx (3.915 x 3.318 approx)

Laminate floor covering, feature vertical wall mounted radiator, UPVC double glazed window, UPVC double glazed French doors leading out to the garden,

coving to the ceiling, recessed spotlights to the ceiling, opening through to lounge, opening through to kitchen.

Kitchen

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with modern swan neck mixer tap over, space for a range cooker with extractor hood over, breakfast bar space looking out to the garden providing useful additional seating, integrated dishwasher, space for American style fridge freezer, integrated microwave, two UPVC double glazed windows, laminate floor covering, recessed spotlights to the ceiling.

Bathroom

Chrome heated towel rail, tiling to the walls, tiling to the floor, extractor fan, freestanding bath with mixer tap, shower enclosure with mains fed rainwater shower over, WC, vanity wash hand basin with mixer tap, WC, UPVC double glazed window.

Bedroom Five

13'0" x 12'10" approx (3.97 x 3.914 approx)

Carpeted flooring, coving to the ceiling, wall mounted radiator, UPVC double glazed window.

Rear Hallway

Carpeted flooring, coving to the ceiling, doors leading off to:

Bedroom Three

11'2" x 9'11" approx (3.423 x 3.034 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window, door to en-suite shower room, recessed spotlights to the ceiling.

En-Suite Shower Room

Laminate floor covering, vanity wash hand basin with mixer tap, chrome heated towel rail, WC, shower enclosure with mains fed rainwater shower over, extractor fan, sky light.

Bedroom Four

11'2" x 13'0" approx (3.414 x 3.972 approx)

Carpeted flooring, wall mounted radiator, two UPVC double glazed windows, UPVC door, recessed spotlights to the ceiling.

Outside

Double Garage

20'3" x 17'5" approx (6.185 x 5.314 approx)

Twinned electric doors, power and lighting.

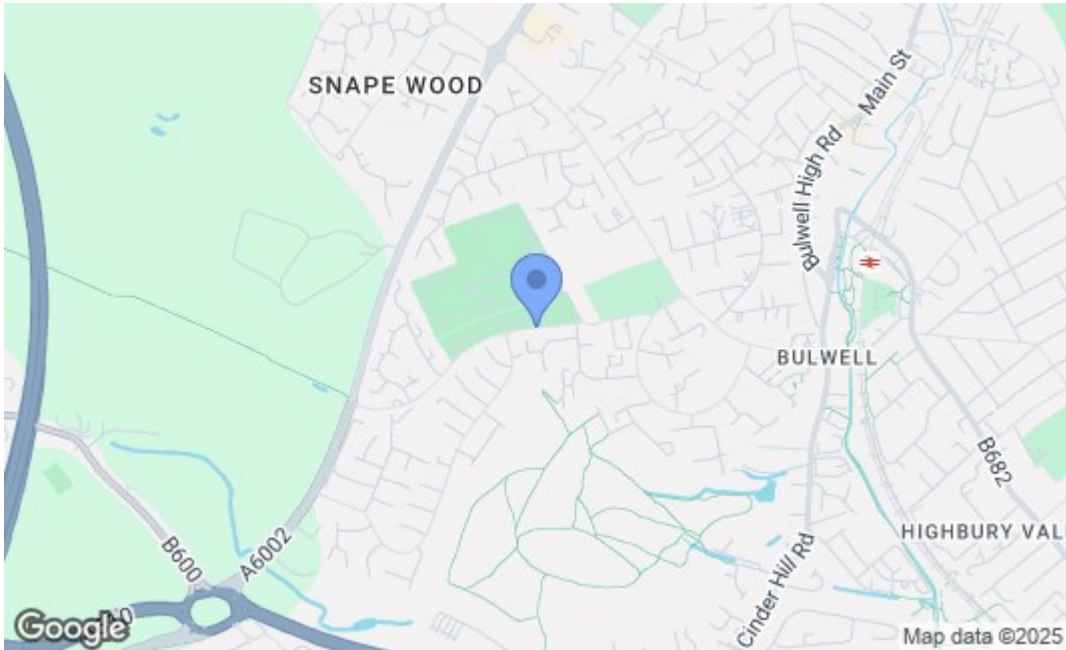
Rear of Property

To the rear of the property there is a large enclosed rear garden which wraps around the property being laid mainly to lawn with patio seating area, a range of mature shrubs and trees planted throughout, access into the dining area, access into the lounge, side access to the front of the property, pond with waterfall feature.

Front of Property

To the front of the property there is a long driveway providing off the road parking and private access to the property, large lawned area, a range of plants and trees planted to the borders, access to double garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.