



Field Lane
Chilwell, Nottingham NG9 5FF

£365,000

A well proportioned three bedroom detached bungalow offering fabulous potential.



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Available to the market with the benefit of chain free vacant possession, this well maintained bungalow is an excellent opportunity for the incoming purchaser to upgrade and re-model to their taste and requirements.

In brief, the internal accommodation comprises: Entrance hallway, sitting room, kitchen/diner, three good sized bedrooms and a bathroom.

Outside the property occupies a particularly generous plot with a large driveway providing car standing with a garage beyond and a landscaped and particularly generous primarily lawned garden to the rear with well stocked beds and borders.

Available to the market with the benefit of chain free vacant possession and being situated in a sought after and convenient residential location well placed for local shops and excellent transport links.



Entrance Hallway

A UPVC double glazed entrance door leads to hallway with radiator.

Sitting Room

13'1" x 12'7" (4.01 x 3.86)

With UPVC double glazed patio door to the garden, radiator, a stone style fire surround with timber mantle and display.

Kitchen/Diner

18'9" x 10'11" (5.73 x 3.33)

With fitted wall and base units, worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap, inset electric hob with oven below and extractor above, plumbing for a dishwasher, two UPVC double glazed windows, two radiators and patio door to the rear garden with flanking window.

Bedroom One

12'7" x 11'3" (3.86 x 3.45)

With UPVC double glazed window and radiator.

Bedroom Two

11'3" x 10'11" (3.43 x 3.34)

With UPVC double glazed window and radiator.

Bedroom Three

9'8" x 9'7" (2.95 x 2.93)

With UPVC double glazed window and radiator.

Bathroom

With a five piece suite comprising WC, bidet, pedestal wash hand basin, bath, shower cubicle, fully tiled walls, radiator, two UPVC double glazed windows and airing cupboard housing the hot water cylinder.

Outside

To the front the property has a block paved driveway providing ample car standing with a garage beyond and an established shrub border. To the rear the property has a landscaped and beautifully manicured garden with lawn, well stocked beds and borders, a patio and outside tap.

Garage

19'1" x 8'5" (5.83 x 2.58)

With up and over door to the front, UPVC double glazed window, door to the side, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.