



Baulk Lane,  
Bramcote, Nottingham  
NG9 8BG

**Price Guide £310-315,000**  
**Freehold**



THIS IS A TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON BAULK LANE WHICH IS A LOVELY ROAD THAT LEADS TO FIELDS AND OPEN COUNTRYSIDE.

Situated on Baulk Lane, this two double bedroom detached bungalow was built approximately 14 years ago and is now being sold with the benefit of NO UPWARD CHAIN. The property offers well proportioned accommodation and for the size and finish to be appreciated, we recommend interested parties do take a full inspection so they are able to see the whole property for themselves. The property has off road parking at the front and a private garden at the rear which has been landscaped and designed to help keep maintenance to a minimum. The property is well placed for easy access to the local amenities and facilities provided by the area and being just off Derby Road it is close to bus routes to Stapleford, Beeston, Nottingham and Derby.

The property is constructed of brick with the external elevations being part rendered, all under a pitched tiled roof and the light and airy accommodation derives the benefits of gas central heating and double glazing. The accommodation includes a reception hallway which has doors leading to the lounge/sitting room and this room has double opening French doors to the side and a box bay window to the front and there is a door from the lounge to the breakfast kitchen which is fitted with wall and base units and includes integrated appliances and from the kitchen there is a half double glazed door leading out to the rear garden. The two bedrooms are both of a good size and provide flexible accommodation with one of the bedrooms possibly being used as a lounge and the current lounge being used as a dining room off the kitchen. The shower room is fully tiled and has a corner shower with a mains flow shower system. Outside there are double wrought iron gates leading onto the block paved parking area in front of the bungalow and there are paths either side to the rear where there is a slabbed garden/patio area that has been designed and landscaped to help keep maintenance to a minimum. There is a deep border running along the rear of the patio which could be removed to help increase the size of the garden if this was preferred by a new owner, but currently provides excellent natural screening from the properties behind.

The property is well placed for easy access to Stapleford and Sandiacre where there are Aldi and Lidl stores along with many other retail outlets, there are healthcare and sports facilities which include several local golf courses, walks across open fields and countryside and the excellent transport links include J25 of the M1 which is only a few minutes drive away, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Reception Hall

UPVC front door with two inset double glazed panels and a double glazed side panel, radiator, hatch to loft, cloaks hanging, built-in cloaks cupboard which also houses the electric consumer unit and recessed lighting to the ceiling.

### Lounge

11'8 x 10'4 approx (3.56m x 3.15m approx)

Double glazed French doors leading out to the side of the bungalow with a double glazed box bay window to the front, recessed lighting to the ceiling, radiator and two TV points.

### Breakfast Kitchen

13'6 x 8'3 approx (4.11m x 2.51m approx)

The kitchen is fitted with Shaker style units with brushed stainless steel fittings and wood grain effect work surfaces and includes a 1½ bowl sink with a mixer tap and an electric hob set in a work surface which extends to three sides and has an integrated automatic washing machine, cupboards, oven and drawers beneath, feature chimney breast over the cooking area with a high level shelf and two display cabinets to either side, upright integrated fridge and freezer, lower level work surface/breakfast bar with a radiator beneath, Potterton wall mounted boiler, recessed lighting to the ceiling, double glazed windows to the rear and side, a half double glazed door leading out to the rear garden and tiled flooring.

### Bedroom 1

17'8 x 9'8 approx (5.38m x 2.95m approx)

Two double glazed windows to the rear, radiator, double wardrobe with sliding mirror fronted doors and two TV points.

### Bedroom 2

12'1 x 9'5 approx (3.68m x 2.87m approx)

Double glazed window to the front, recessed lighting to the ceiling and a radiator.

### Shower Room

The shower room is fully tiled and has a corner shower with a mains flow shower system, tiling to two walls, glazed pivot door and a protective glazed screen, pedestal wash hand basin with mixer taps and a mirror with shelf to

the wall above, low flush w.c., radiator, opaque double glazed window, X-pelair fan, tiled flooring, recessed lighting to the ceiling and a towel rail.

### Outside

At the front of the property there are double wrought iron gates providing access to the block paved driveway with a block paved path extending across the front of the property with a lawned area and a mature hedge to the front boundary with the block paving extending to both sides of the property with paths providing access to the rear garden.

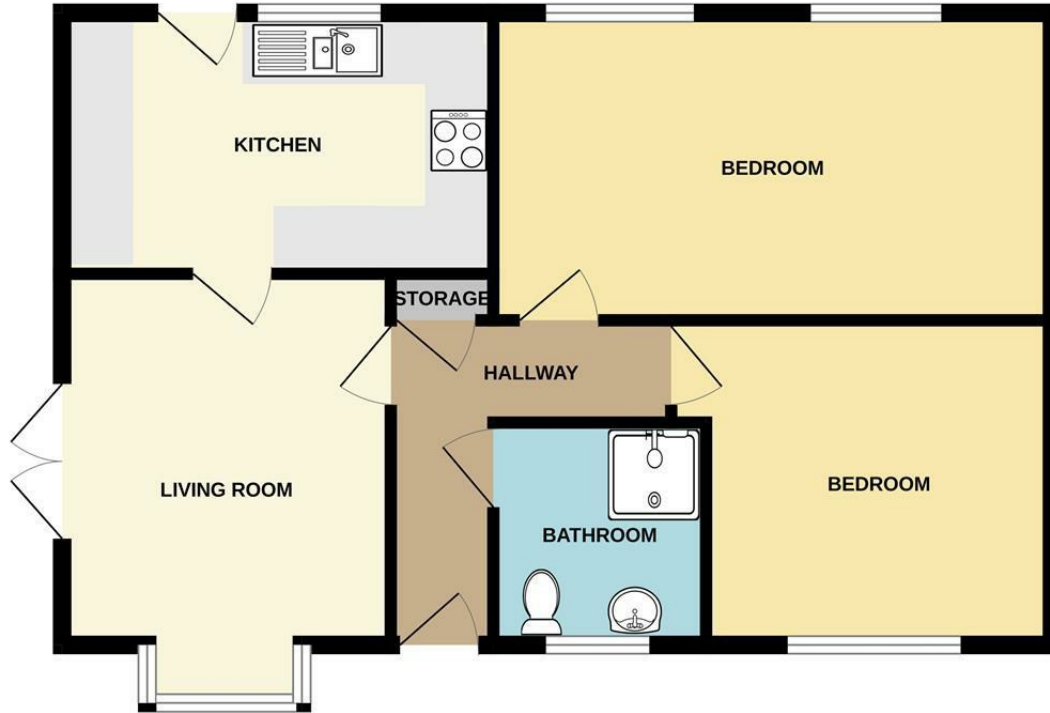
To the left hand side there is a lawned area with a wall running along the boundary and at the rear there is a mainly slabbed patio garden which has been designed to keep maintenance to a minimum with an established and deep border running along the rear which could be removed to increase the size of the garden if this was preferred by a new owner. There is a shed, a light by the back door and an outside water supply is provided.

### Council Tax

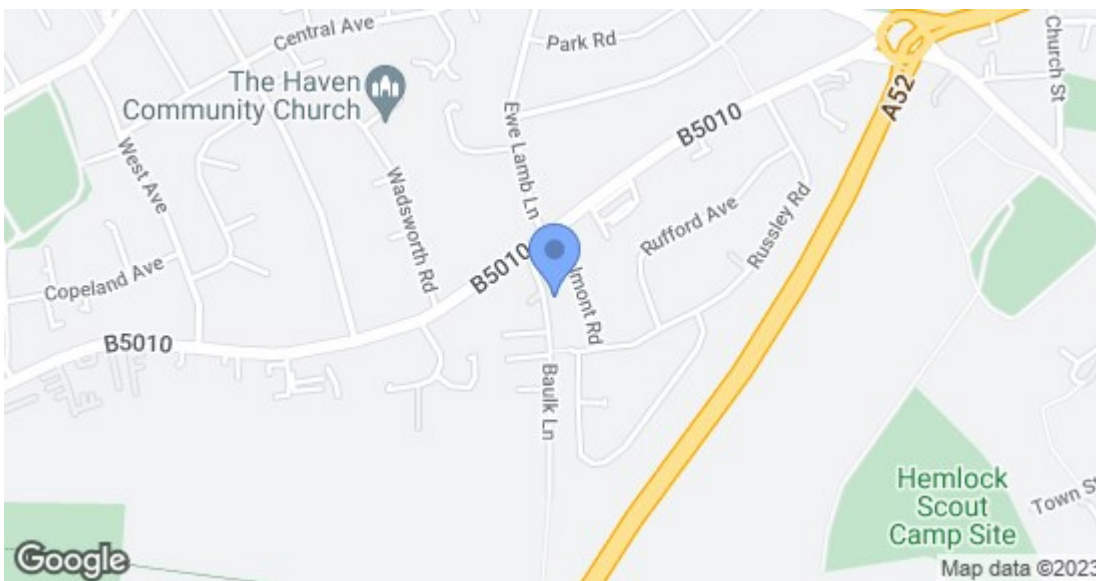
Broxtowe Borough Council Band B



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.