



6 Kendal Road,  
Cropwell Bishop, NG12 3DX

# 6 Kendal Road, Cropwell Bishop, NG12 3DX

This semi detached family home has been extended to the ground floor, and provides versatile accommodation including an entrance hall, a living room, a kitchen and an open plan dining/family room on the ground floor, with the first floor landing giving access to three bedrooms, the bathroom, and the separate wc.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler and HIVE heating controls, the property has well maintained gardens to both the front and rear, plus a block paved driveway and detached single garage providing off road parking for a number of vehicles.

Situated in the sought after south Nottinghamshire village of Cropwell Bishop, the property is within easy reach of a range of amenities including a primary school, a doctors surgery, churches, shops, a creamery, and public houses. The village enjoys excellent local transport links, with the main road routes providing easy access to Nottingham, Leicester and surrounding villages.

Early viewing is highly recommended.

£275,000





### Directions

Kendal Road can be located off St Giles Way, from Church Street, Cropwell Bishop.

### GROUND FLOOR ACCOMMODATION

#### Composite Entrance Door

Opening to the:-

#### Entrance Hall

Ceiling light point, vertical radiator, stairs off to the first floor, under stairs storage cupboard (housing the gas meter and consumer unit), wall mounted HIVE heating control, doors into the galley kitchen, and the:-

#### Living Room

UPVC double glazed window to the front elevation with made to measure blind, ceiling light point, radiator, electric fire set in a feature surround.

#### Kitchen

Fitted with a range of wood wall, drawer and base units, tiled splash backs and roll edge work surfaces, one and a half bowl sink and drainer unit with a mixer tap over, space for both a dishwasher and a washing machine, space for a tumble dryer, space for a fridge/freezer, freestanding gas cooker.

UPVC double glazed window to the side elevation, ceiling light point, tiled flooring, door to the dining/family room, UPVC door opening to the rear garden.

#### Dining/Family Room

A spacious room with UPVC double glazed windows to the side and rear elevations, a vertical radiator, a ceiling light point, and a UPVC glazed door opening to the garden.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

UPVC double glazed window to the side elevation, ceiling spot lights, loft access hatch with a telescopic ladder (giving access to the partially boarded and fully insulated loft space above), doors into three bedrooms, the bathroom, and the separate wc.

#### Bedroom One

UPVC double glazed window to the front elevation, ceiling light point, radiator, store cupboard with hanging rail and shelving.

#### Bedroom Two

UPVC double glazed window to the rear elevation, ceiling light point, radiator.



#### Bedroom Three

UPVC double glazed window to the front elevation, ceiling light point, radiator, shelving to the walls, over stairs storage cupboard housing the Worcester Bosch combination boiler.

#### Bathroom

Fully tiled and fitted with a panelled whirl pool bath and a shower (with rainfall and hand held shower heads), five panelled folding screen, and a wash hand basin with a vanity cupboard beneath.

UPVC double glazed window to the rear elevation, ceiling light point, heated towel rail, laminate flooring.

#### Separate WC

Fitted with a concealed flush wc.

UPVC double glazed window to the rear elevation, ceiling light point.

### OUTSIDE

To the front of the property there is an attractive garden with a shaped lawn, established flower beds and borders, and a quarter height wall to the front boundary. A pathway leads to the entrance door.

The block paved driveway provides off road parking for a number of vehicles, and in turn gives access to the LARGE BRICK BUILT DETACHED SINGLE GARAGE.

At the rear of the property the low maintenance garden is laid mainly to two patio seating areas - a circular compass patio and a large rainbow sandstone patio perfect for entertaining outdoors. There are flower and shrub borders. Timber fence enclosed, power point and an external tap.

#### Large Brick Built Detached Single Garage

With an up and over door, three wood framed windows, and a pedestrian door into the rear garden.

#### Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,858.86.

#### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## DISCLAIMER NOTES

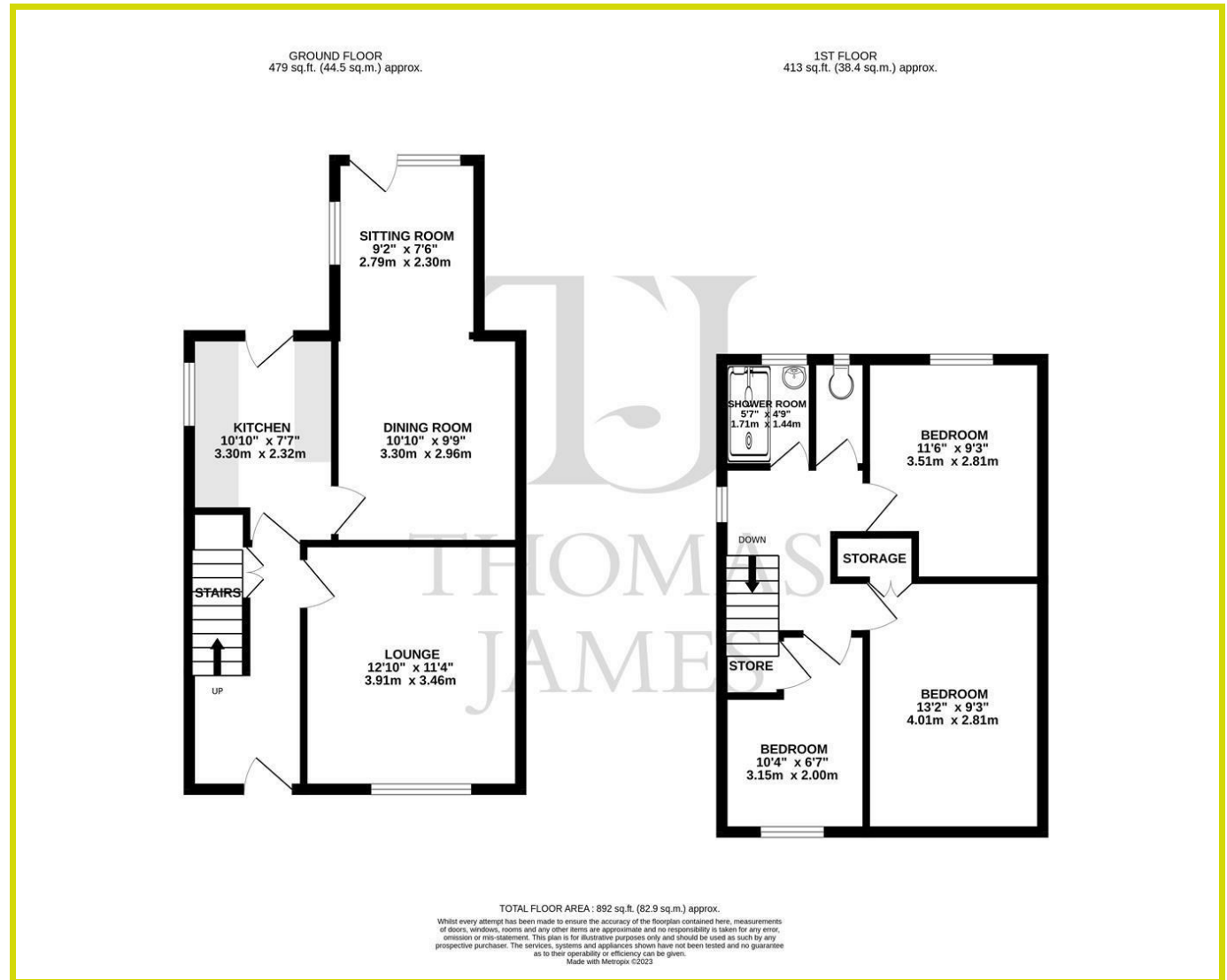
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

