



Attractive individually designed and built detached bungalow offering deceptively spacious accommodation situated at the head of a popular cul de sac within walking distance of the town centre.

£260,000



For sale with no upward chain involved, viewing of this well proportioned bungalow is highly advised to appreciate its layout and dimensions. Well maintained but providing scope for personalisation, the property occupies a pleasant cul de sac position backing onto Uttoxeter Racecourse.

Situated at the head of a quiet cul de sac on the edge of the town centre within walking distance to its range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, train station, modern leisure centre and the multi screen cinema.

Accommodation – A uPVC part obscure double glazed entrance door opens to the welcoming hall having a tiled floor and a built in airing cupboard with a radiator, access to the loft and doors to the well proportioned accommodation.

To the front is the comfortably sized lounge which has a focal fireplace with a living flame effect electric fire and a wide bow window providing natural light.

The spacious dining kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the side facing window overlooking the garden, a fitted hob with an extractor over and built in double electric oven plus space for additional appliances. A uPVC part double glazed door gives direct access to the garden.

The rear facing master double bedroom has fitted wardrobes and a pleasant outlook while the dual aspect second bedroom is positioned to the front of the home.

Completing the accommodation is the fully tiled wet room which has a white suite and a side facing window providing natural light.

Outside – To the side of the home is an enclosed low maintenance garden having a paved patio providing a pleasant seating and entertaining area, plum slate shale and shrub borders with gated access to the front.

To the rear of the property is a canopy providing an additional seating area with access to the opposite side of the property again with a gate to the front.

To the front is a shrub border and a double width block paved driveway providing off road parking.

What3words: sleepy.gazes.landowner

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Brick

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12122024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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