

HoldenCopley

PREPARE TO BE MOVED

Dale Lane, Blidworth, Nottinghamshire NG21 0TP

Guide Price £110,000

GUIDE PRICE: £110,000 - £120,000

MAISONETTE...

Welcome to this two-bedroom first-floor maisonette, offering a convenient lifestyle. Nestled in a popular location with a wealth of local amenities including shops, schools, and commuting links. Upon entering, you are greeted by a spacious living room, perfect for relaxation and entertaining guests. The fitted kitchen and utility room provide functionality, while two double bedrooms offer comfortable accommodation. Completing the interior is a three-piece bathroom suite, ensuring convenience for everyday living and a spacious loft space. Outside, the front is a lawn and an array of plants and shrubs, enhancing the kerb appeal of the property. To the rear, a generous-sized south-facing garden awaits, boasting a lawn and a patio seating area, perfect for enjoying the sunshine.

MUST BE VIEWED



- First Floor Maisonette
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner & Utility Room
- Three-Piece Bathroom Suite
- Good-Sized Loft Space
- Allocated Parking
- Close to Local Amenities
- Leasehold
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, a base cupboard, an in-built cupboard, and a UPVC double glazed door providing access into the accommodation.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the loft, and provides access to the first floor accommodation.

Living Room

13'11" x 12'6" (4.26m x 3.83m)

The living room has two UPVC double glazed windows to the rear elevation, a radiator, a feature fireplace, a TV point, coving to the ceiling, space for a dining table, and carpeted flooring.

Kitchen

9'1" x 6'11" (2.78m x 2.13m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding oven, extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, recess spotlights, waterproof splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and open access into the utility room.

Utility Room

5'3" x 2'6" (1.62m x 0.78m)

The utility room has a UPVC double glazed obscure window to the side elevation, space and plumbing for a washing machine, and ample shelving.

Bedroom One

14'1" x 11'6" (4.31m x 3.52m)

The first bedroom has two UPVC double glazed windows to the front elevation, a range of fitted furniture including wardrobes, cupboards and drawers, coving to the ceiling, and carpeted flooring.

Bedroom Two

11'1" x 8'5" (3.40m x 2.58m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe with sliding mirrored doors, coving to the ceiling, recessed spotlights, and carpeted flooring.

Bathroom

5'10" x 5'1" (1.78m x 1.57m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower and shower screen, a heated towel rail, recessed spotlights, an extractor fan, waterproof walls, and vinyl flooring.

SECOND FLOOR

Loft Space

The loft space has a UPVC double glazed window to the side elevation, a radiator, eaves storage, carpeted flooring, a further bathroom with a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, a wall-mounted Vaillant boiler, an extractor fan, recessed spotlights, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small lawn area, courtesy lighting, and access to the rear garden.

Rear

To the rear of the property is an enclosed good-sized rear garden with a patio area, lawn, two sheds, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – Yes / No

Broadband – Fibre

Broadband Speed - Some coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold

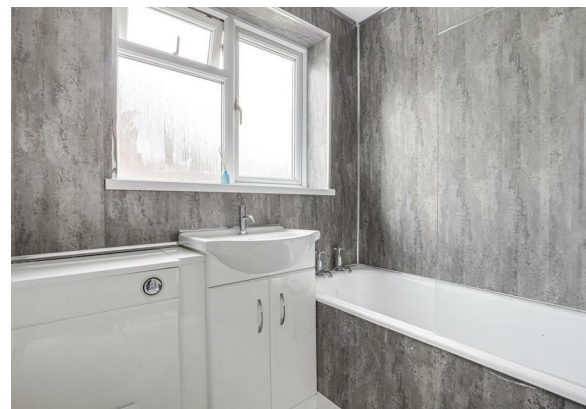
Service Charge in the year marketing commenced (£PA): approx. £186.00

Ground Rent in the year marketing commenced (£PA): approx. £10.00

Property Tenure is Leasehold. Term : 125 years from 11th March 1985 Term remaining 86 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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