

HoldenCopley

PREPARE TO BE MOVED

Common Lane, Hucknall, Nottinghamshire NG15 6TG

£250,000

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NO UPWARD CHAIN...

Nestled in a peaceful and sought-after location, this well-maintained three-bedroom detached bungalow is offered to the market with no upward chain, making it the perfect opportunity for those looking to move with ease. Ideally positioned close to a range of local amenities, excellent commuting links via the M1, and the picturesque countryside, this property offers the best of both convenience and tranquility. Internally, the accommodation comprises a welcoming entrance hall, a modern fitted kitchen complete with appliances, and a spacious lounge diner enhanced by a stylish feature fireplace – perfect for relaxing or entertaining guests. There are three generously proportioned bedrooms, all serviced by a contemporary shower suite. Externally, the property boasts a private driveway providing off-street parking with access to a detached garage at the rear. To the back, a beautifully maintained south-facing garden awaits, featuring vibrant flower beds, a charming patio area with a pathway, and a wooden pergola – ideal for enjoying those sunny days in a serene setting.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen With Appliances
- Modern Shower Suite
- Storage Space
- Driveway & Garage
- Beautifully Maintained South-Facing Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

8'4" x 3'4" (2.56m x 1.04m)

The entrance hall has tiled flooring, a radiator, two in-built cupboards, a wall-mounted security alarm panel, and a single UPVC door providing access into the accommodation.

Kitchen

9'11" x 7'10" (3.03m x 2.41m)

The kitchen has a range of fitted base and wall units with a wrap-around Granite worktop, an undermount sink and a half with a mixer tap and draining grooves, an integrated oven with a gas hob and extractor fan, a freestanding fridge freezer, washing machine and slimline dishwasher, tiled flooring, a radiator, recessed spotlights, and UPVC double-glazed windows to the front and side elevation.

Lounge - Diner

22'0" x 11'10" (6.72m x 3.61m)

This room has a UPVC double-glazed window to the front elevation, carpeted flooring, a modern feature fireplace with a decorative surround, a TV point, space for a dining table, coving to the ceiling, and two radiators.

Hallway

5'10" x 3'10" (1.78m x 1.18m)

The hall has tiled flooring and loft access.

Master Bedroom

15'10" x 9'8" (4.85m x 2.95m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Two

11'1" x 8'1" (3.39m x 2.48m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, and a radiator.

Bedroom Three

10'3" x 9'10" (3.14m x 3.02m)

The third bedroom has tiled flooring, a radiator, coving to the ceiling, and a sliding patio door providing access to the garden.

Shower Room

6'9" x 5'4" (2.08m x 1.64m)

The shower room has a concealed flush WC, a sunken wash basin, a wall-mounted mirror, a shower enclosure with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, a range of plants and shrubs, and access into the single garage towards the rear.

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area and pathways, a lawn, external lighting, a range of decorative plants, flowerbeds and shrubs, a stone water feature surrounded by decorative slate, a wooden pergola, and enclosed by fence panelling.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Limited 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – One of the kitchen windows has a broken hinge and would need to be repaired. The oven and hob are both partially functioning and would suggest replacement in due course

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

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.

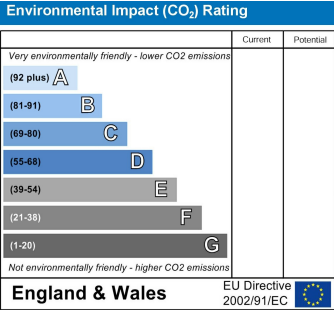
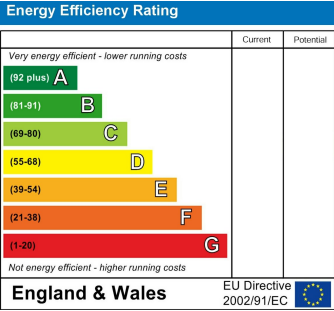
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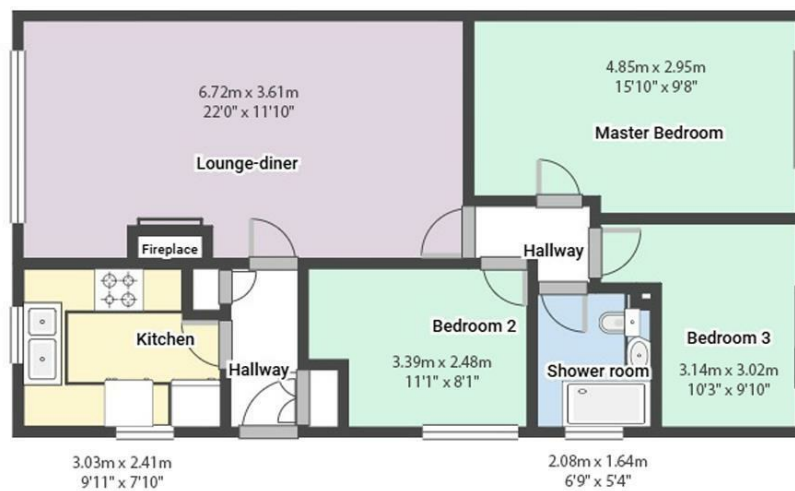
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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