

JOHNSONS & PARTNERS

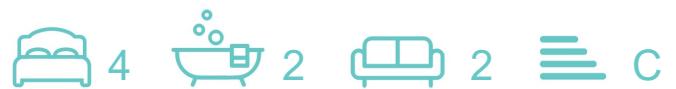
Estate and Letting Agency



1 THE RIDINGS, BULCOTE

NOTTINGHAM, NG14 5GW

GUIDE PRICE £395,000



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Guide Price - £395,000 - £415,000

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A well presented, four bedroom detached home that occupies a corner plot, and offers extremely generously sized accommodation throughout. Bulcote is a highly sought after location, just to the East of Burton Joyce, where you will find a wide range of amenities including shops, pubs and restaurants, regular public transport services, including rail, schools for all ages of children are also within an easy commute. There are also some lovely country and riverside walks to be had.

In brief, the double glazed and centrally heated accommodation comprises entrance porch, reception hallway, dual aspect lounge, family/garden room with doors out to the enclosed rear courtyard, dining room, kitchen, rear lobby and ground floor WC completes the accommodation on this floor. On the first floor there is a good sized landing, four very good sized bedrooms and a modern shower room. To the outside, the property is on a good sized corner plot with multiple vehicle off road parking, lawn,, shed and large store as well as a gated courtyard to the rear.

We are strongly recommending internal viewing, in order to fully appreciate both the generously sized accommodation, and the plot together with this lovely location. Contact us now to book your personal viewing appointment.

Entrance Porch
5'9 x 4'9 (1.75m x 1.45m)

Reception Hallway
13'6 x 6'10 (4.11m x 2.08m)

Lounge
21'10 x 11'7 maximum (6.65m x 3.53m maximum)

Family/Garden Lounge
20'10 x 7'8 (6.35m x 2.34m)

Dining Room
17'3 x 9' (5.26m x 2.74m)

Kitchen
15'4 x 7'11 (4.67m x 2.41m)

Rear Lobby
3'6 x 3'3 (1.07m x 0.99m)

WC
4'10 x 2'8 (1.47m x 0.81m)

Spacious Landing

Bedroom One
11'11 x 11'11 (3.63m x 3.63m)

Bedroom Two
11'1 x 9'5 (3.38m x 2.87m)

Bedroom Three
12' x 9'8 (3.66m x 2.95m)

Bedroom Four
10'5 x 9'8 (3.18m x 2.95m)

Shower Room
7'10 x 7'4 maximum (2.39m x 2.24m maximum)

Outside

Corner Plot

Car Port

Gated Courtyard

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark and Sherwood Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners 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.

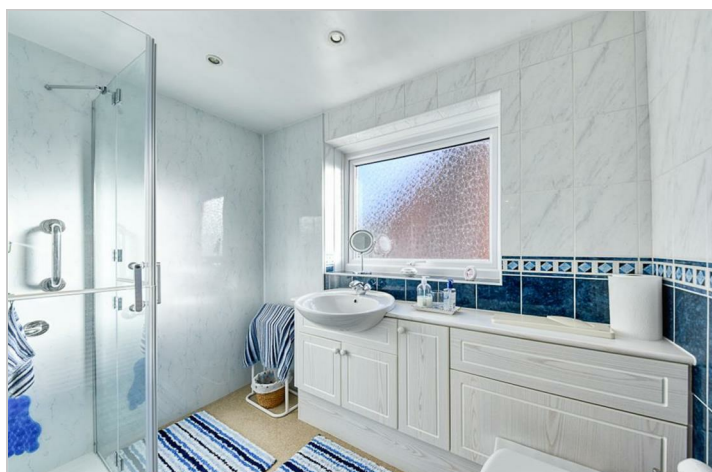
The vendor has advised the following:

Property Tenure is Freehold

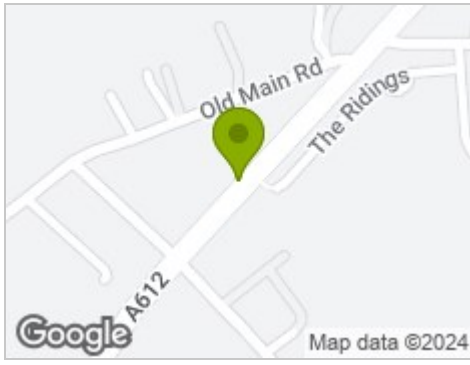
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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 Johnsons and Partners 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. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license 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 Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



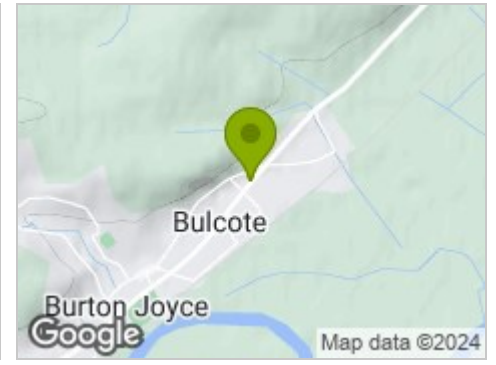
Road Map



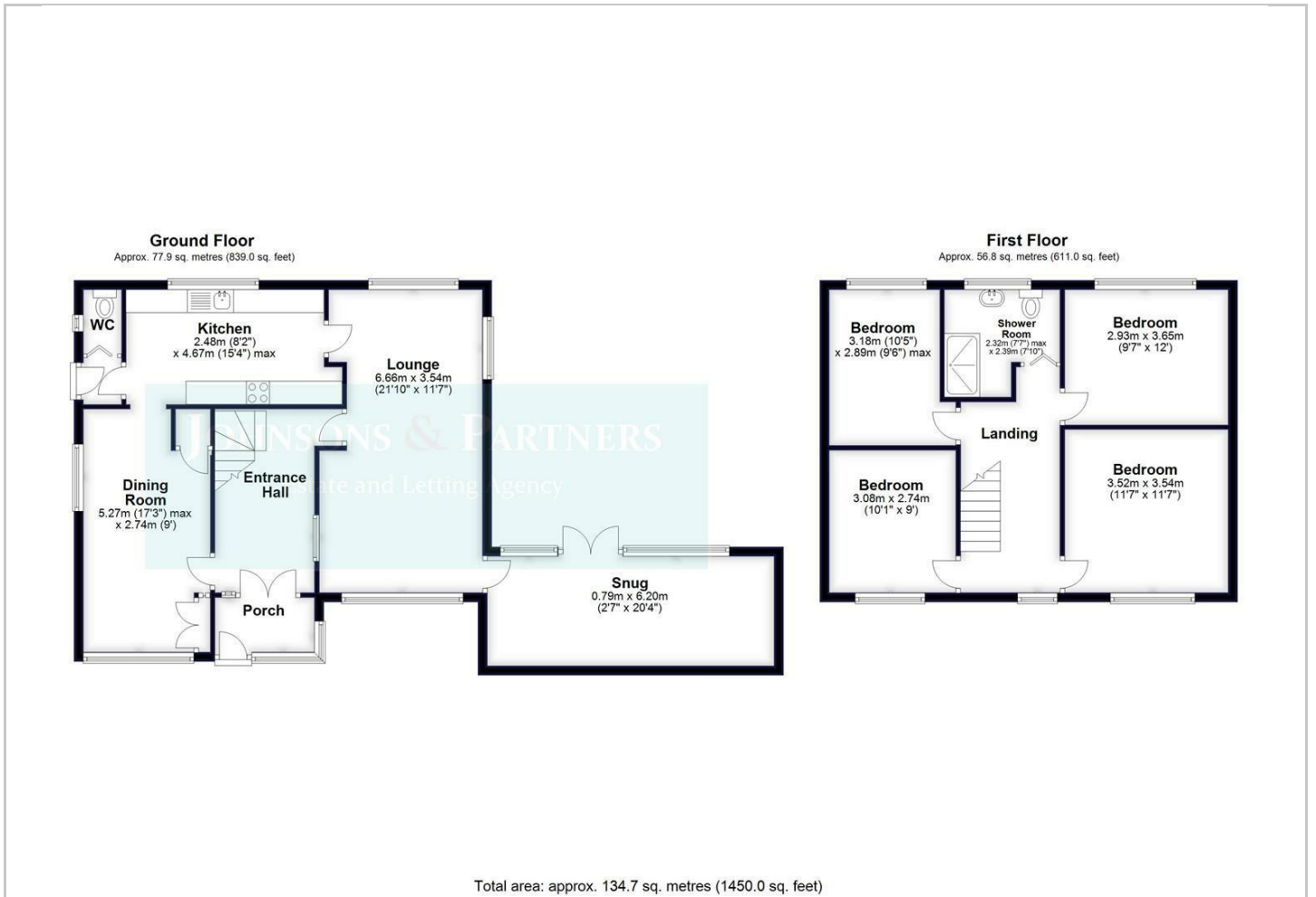
Hybrid Map



Terrain Map



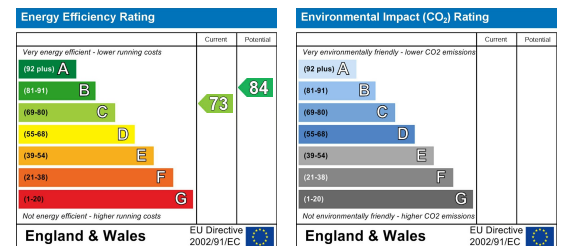
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.