

HoldenCopley

PREPARE TO BE MOVED

Water Lane, Oxtun, Nottinghamshire NG25 0SH

Guide Price £400,000

Water Lane, Oxton, Nottinghamshire NG25 0SH



GUIDE PRICE £400,000 - £425,000

LOCATION, LOCATION, LOCATION...

Occupying a fantastic sized plot, this two bedroom detached bungalow is situated in the highly regarded village of Oxton set in relatively unspoilt and undulating Nottinghamshire countryside. The village offers a range of amenities which include a general store/post office, two village inns, an active church community and various clubs and societies as well as having easy commuting links into Nottingham and other neighbouring villages. This property offers well-presented and spacious accommodation, making it the perfect purchase for anyone looking to drop their bags and move straight in! Internally, the accommodation comprises of an entrance hall, a living room open plan to the dining room, a breakfast kitchen and utility room, a conservatory and a shower room suite along with two double bedrooms. Outside to the front of the property is a driveway with access into the garage providing ample off-road parking for numerous cars and to the rear is a generous sized, well-maintained garden with well-tended lawns and a lovely patio area - perfect for in those warmer months!

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Breakfast Kitchen & Utility Room
- Two Reception Rooms
- Shower Room Suite
- Conservatory
- Fantastic Sized Plot
- Driveway & Garage
- Quiet, Rural Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

8'11" x 6'3" (2.74m x 1.91m)

The entrance hall has parquet style flooring, in-built double door cupboards, a radiator, coving to the ceiling, full height UPVC double glazed windows to the front elevation and a single UPVC door providing access into the accommodation

Living Room

9'11" x 15'10" (3.03m x 4.85m)

The 'L' shaped living room has carpeted flooring, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, a radiator, UPVC double glazed windows to the front and side elevation and an open arch into the dining room

Dining Room

9'10" x 10'0" (3.02m x 3.06m)

The dining room has carpeted flooring, coving to the ceiling, a radiator, a UPVC double glazed window to the side elevation and a sliding patio door opening out onto the rear patio

Kitchen

9'1" x 11'5" (2.79m x 3.48m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a sink and a half with a mixer tap and drainer, an integrated double oven, a gas hob with an extractor fan, a radiator, tiled splashback, tiled flooring, panelled ceiling with spotlights, a UPVC double glazed window to the rear elevation and open plan to the utility room

Utility Room

7'8" x 7'9" (2.35m x 2.38m)

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, tiled splashback, tiled flooring, exposed beams on the ceiling and a single UPVC door leading into the conservatory

Conservatory

8'8" x 8'4" (2.65m x 2.56m)

The conservatory has tiled flooring, a polycarbonate roof, wall light fixtures, a range of UPVC double glazed windows to the side and rear elevation and a single UPVC door providing access to the rear garden

Bedroom One

11'5" x 11'11" (3.49m x 3.64m)

The first bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, fitted wardrobes and a radiator

Bedroom Two

9'2" x 8'4" (2.81m x 2.56m)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator and a fitted sliding door wardrobe

Bathroom

7'4" x 7'7" (2.24m x 2.33m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed power shower, a chrome heated towel rail, tiled flooring, partially tiled walls and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawned garden with a range of mature trees and shrubs, hedged borders, a driveway and access into the garden

Rear

To the rear of the property is a private enclosed south-east facing garden with paved patio areas, a shaped lawn, a shed, a range of mature trees, plants and shrubs, a greenhouse, courtesy lighting and fence panelling

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band D

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:

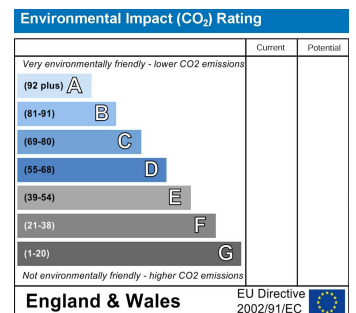
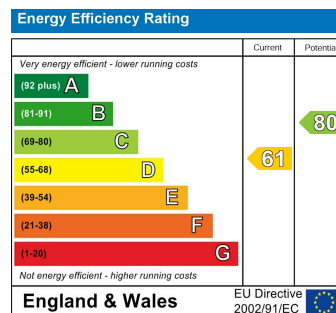
Property Tenure is Freehold

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.

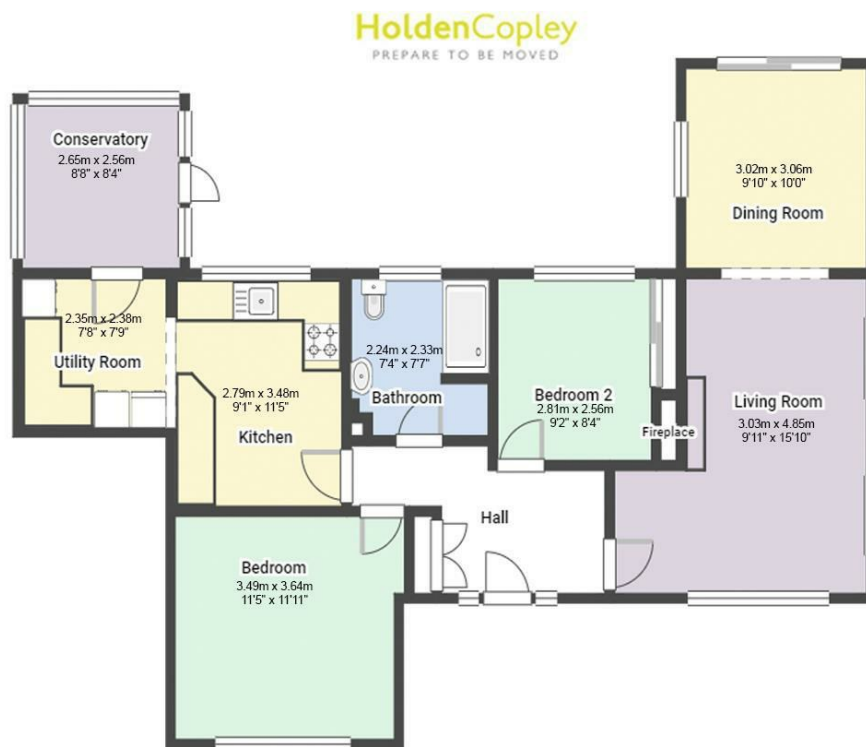
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley 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.



Water Lane, Oxton, Nottinghamshire NG25 0SH



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.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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.