

HoldenCopley

PREPARE TO BE MOVED

Water Lane, Oxtun, Nottinghamshire NG25 0SH

Guide Price £375,000

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GUIDE PRICE £375,000-£400,000

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:

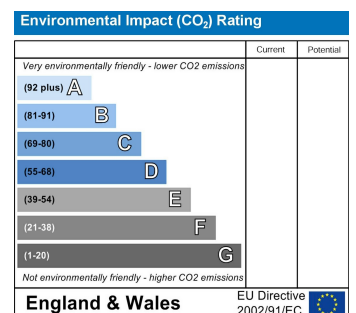
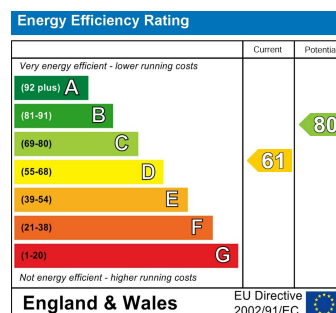
Property Tenure is Freehold

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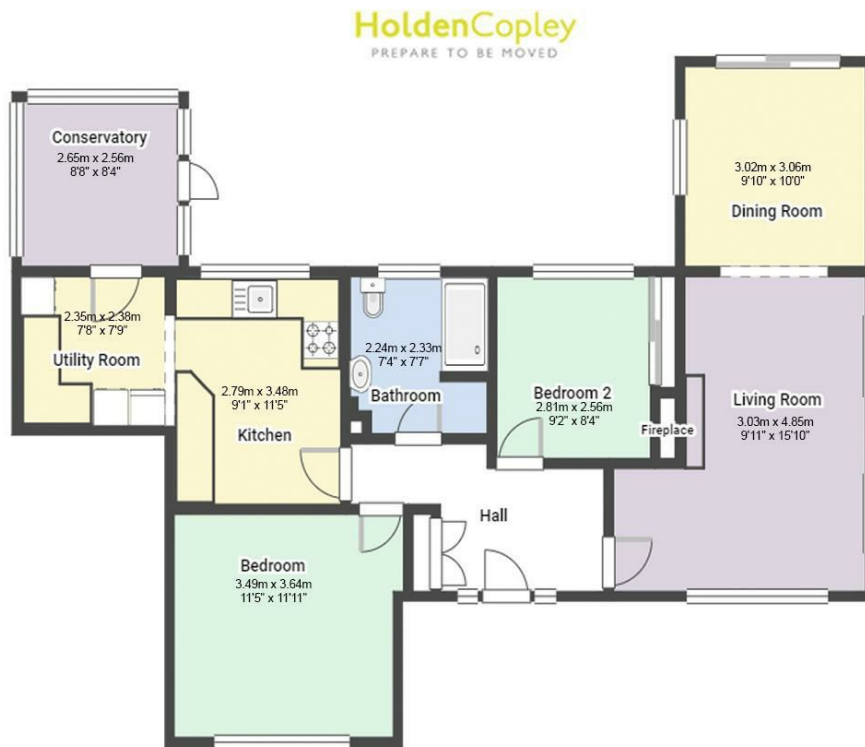
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Details are available upon request.



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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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