

HoldenCopley

PREPARE TO BE MOVED

Belvoir Crescent, Langar, Nottinghamshire NG13 9HU

Guide Price £350,000

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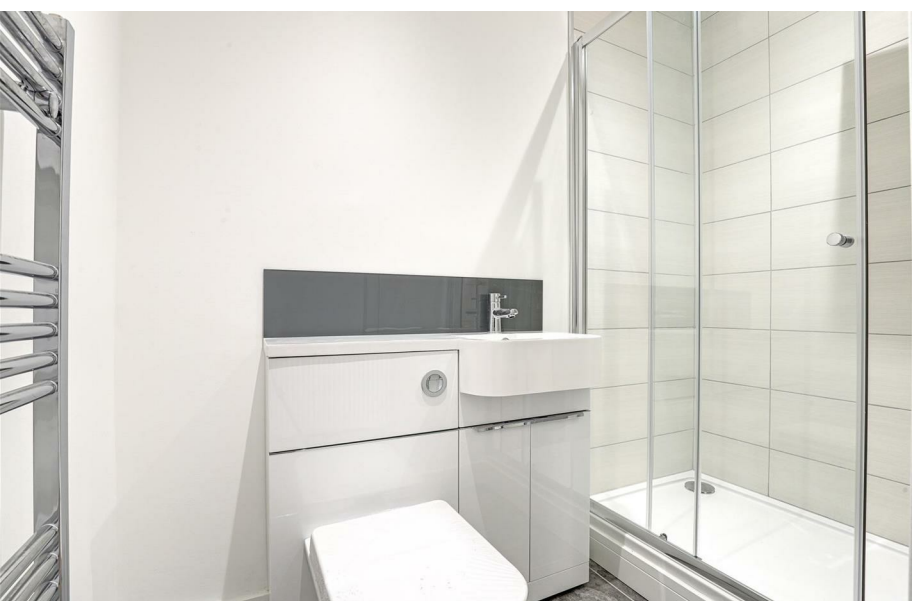
GUIDE PRICE - £350,000 - £375,000

RENOVATED BUNGALOW WITH NO CHAIN...

This three bedroom detached bungalow is truly a credit to the current owner as the property has been completely renovated with work being carried out in every room at no expense spared. This property benefits from a range of modern fixtures including luxury flooring, recessed spotlights and more whilst being beautifully presented, ready for you to drop your bags and move straight into. This property is situated within a quiet cul-de-sac and is just a short walk to various local amenities, public houses, great schools and easy access to commuting links. Internally, the accommodation comprises of an entrance hall, a large kitchen diner fitted with modern units and integrated appliances along with a separate utility room and a good-sized living room. The property is complete with three bedrooms serviced by two modern bathrooms. Outside of the property is a gravelled driveway with access into the garage providing ample off-road parking for multiple vehicles and to the rear is a well-maintained private garden.

MUST BE VIEWED





- Completely Refurbished
- Detached Bungalow
- Three Bedrooms
- Large Modern Kitchen Diner & Utility Room
- Good-Sized Living Room
- Two Modern Bathrooms
- Driveway
- Tandem Garage
- Well-Maintained Rear Garden
- Tenanted Until Feb 2025





ACCOMMODATION

Entrance Hall

The entrance hall has Walnut-effect laminate flooring, a radiator, a UPVC double glazed obscure window to the front elevation and a composite door providing access into the accommodation

Living Room

18'0" x 10'11" max (5.49m x 3.35m max)

The living room has Walnut-effect laminate flooring, a radiator, TV point, UPVC double glazed windows to the rear elevation and double French doors opening out to the rear garden

Kitchen / Diner

23'11" x 21'7" max (7.30m x 6.60m max)

The kitchen has a range of fitted base and wall units with wooden worktops, an inverted stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, an electric hob with an extractor fan, an integrated dishwasher, space for a fridge freezer, Walnut-effect laminate flooring, tiled splashback, a radiator, a range of UPVC double glazed windows to the rear elevation and double French doors opening out to the rear garden

Utility Room

9'6" x 8'9" (2.92m x 2.69m)

The utility room has a range of fitted base and wall units with wooden worktops, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, a radiator, Walnut-effect laminate flooring, a UPVC double glazed window to the rear elevation and a single UPVC door to access the garden

Bedroom One

19'9" x 7'6" max (6.03m x 2.29m max)

The first bedroom has a UPVC double glazed window to the rear elevation, Walnut-effect laminate flooring, a radiator and access into the en-suite

En-Suite

7'5" x 3'11" (2.28m x 1.20m)

The en-suite has a concealed dual flush W/C combined with a vanity unit wash basin, a double shower enclosure with a dual rainfall shower, a chrome heated towel rail, tiled flooring, partially tiled walls, an extractor fan and recessed spotlights

Bedroom Two

10'11" x 10'7" (3.33m x 3.25m)

The second bedroom has a UPVC double glazed window to the front elevation, Walnut-effect laminate flooring, a TV point and a radiator

Bedroom Three

10'8" x 7'6" (3.27m x 2.31m)

The third bedroom has a UPVC double glazed window to the front elevation, Walnut-effect laminate flooring, a TV point and a radiator

Bathroom

7'5" x 5'7" (2.28m x 1.72m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin, a 'P' shaped bath with a mains-fed dual rainfall shower and a shower screen, a chrome heated towel rail, tiled flooring, partially tiled walls, an extractor fan, recessed spotlights and a UPVC double glazed obscure window to the side elevation

Garage

19'6" x 8'9" (5.96m x 2.68m)

The garage has a radiator, lighting, multiple power points and an electric roller door to the front elevation

OUTSIDE

Front

To the front of the property is a gravelled driveway with access into the garage

Rear

To the rear of the property is a private enclosed garden with a decking area, a lawn, courtesy lighting, external power points, an outdoor tap and fence panelling

ADDITIONAL INFORMATION

Broadband – Openreach

Phone Signal – Limited coverage available

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+

Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough 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.

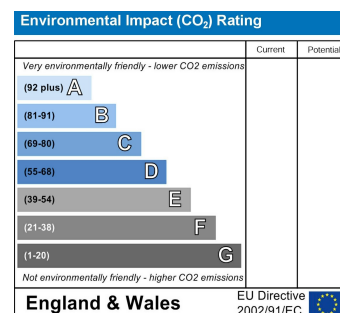
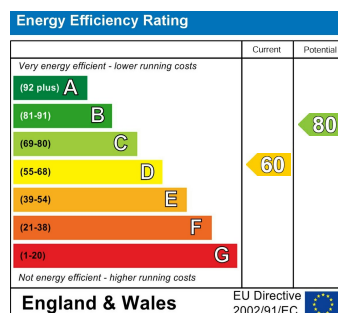
The vendor has advised the following:

Property Tenure is Freehold

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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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