

# HoldenCopley

PREPARE TO BE MOVED

The Maltings, Cropwell Bishop, Nottinghamshire NG12 3DA

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Guide Price £425,000



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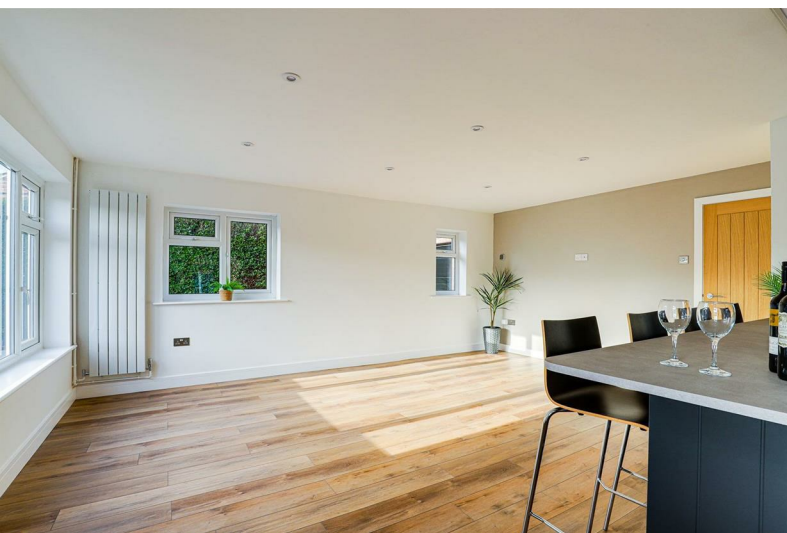


GUIDE PRICE £425,000 TO £475,000

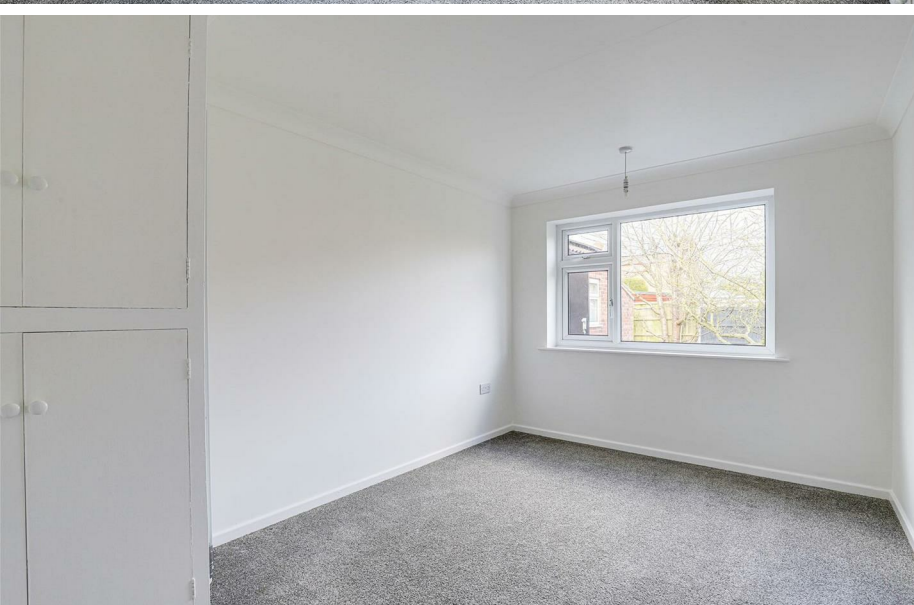
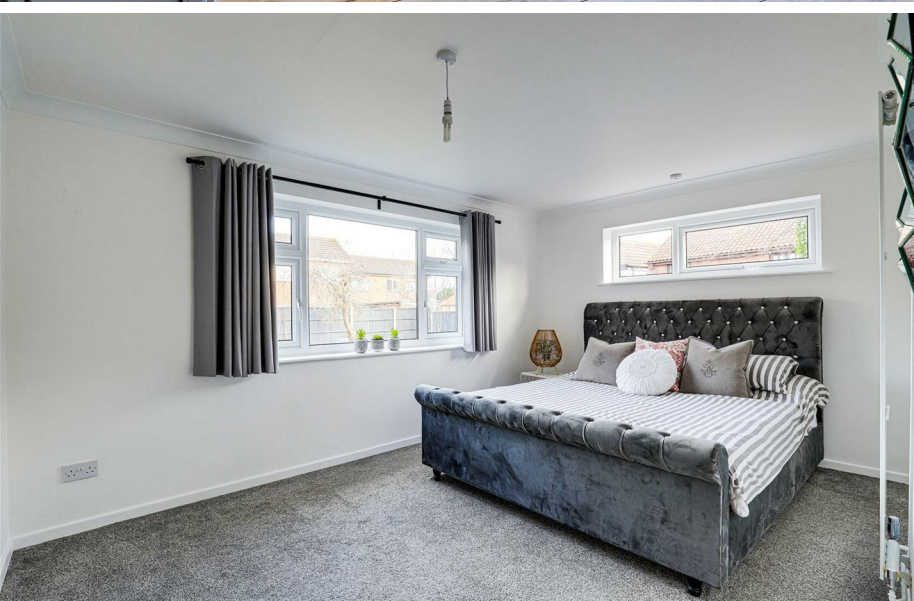
### RENOVATED BUNGALOW WITH GREAT POTENTIAL...

This beautifully presented three-bedroom detached bungalow is a true credit to the current owner, having undergone a complete renovation with high-quality finishes throughout. Every room has been thoughtfully updated, creating a stylish and move-in-ready home suited to a range of buyers. The well-designed layout includes a welcoming entrance hall leading to a bright and airy living room, seamlessly open plan to a contemporary fitted kitchen, complete with a range of integrated appliances. There are three generously sized double bedrooms, all complemented by a sleek and modern shower suite. Outside, the property continues to impress with a spacious driveway providing access to the garage and a brick-built store room. The substantial south-facing garden wraps around the side and rear, featuring a decking area, an extensive lawn, and access to two additional store rooms, all benefiting from power and lighting, offering versatile potential for various uses. Additional advantages include owned solar panels generating income from electricity sold back to the grid, a recently replaced boiler, and the convenience of HIVE heating. Situated in the sought-after village of Cropwell Bishop, this home is within easy reach of excellent local amenities, well-regarded schools, charming public houses, and superb transport links to Nottingham and the East Midlands.

MUST BE VIEWED







- Renovated Detached Bungalow
- Three Double Bedrooms
- Open Plan Living
- Modern Fitted Kitchen With Integrated Appliances
- Stylish Shower Suite
- New Boiler & HIVE Heating
- Owned Solar Panels
- Substantial South-Facing Garden
- Driveway & Garage
- Three Brick-Built Store Rooms With Power & Lighting











ACCOMMODATION

Entrance Hall

The entrance hall has UPVC door and double-glazed windows, coving to the ceiling, wall-mounted coat hooks, and a solid wooden door providing access into the living area.

Disclaimer: The porch currently has a concrete floor; however, new flooring will be installed to the buyer's preference before the completion of the sale.

Living Space & Breakfast Kitchen

25'8" x 17'8" max (7.84m x 5.41m max)

The living area features stylish LVT flooring, UPVC double-glazed windows to the front and side, recessed spotlights, a sleek vertical radiator, a TV point, and a HIVE heating thermostat. It flows seamlessly into the breakfast kitchen, which boasts a range of fitted base and wall units with grey luxury laminate worktops, a stainless steel 1.5 bowl sink with a swan neck mixer tap, and a suite of integrated appliances, including an AEG double oven, a CDA microwave, an induction hob, a dishwasher, a fridge, a freezer, and a washer/dryer. The space is enhanced by an exposed wooden ceiling beam, recessed spotlights, an additional vertical radiator, LVT flooring, and double French doors leading out to the garden.

Bedroom One

14'0" x 10'11" (4.29m x 3.35m)

The first bedroom has dual-aspect UPVC double-glazed windows, carpeted flooring, coving to the ceiling, and a vertical radiator.

Bedroom Two

12'11" x 9'2" (3.94m x 2.81m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a vertical radiator, and in-built cupboards.

Bedroom Three/Study

9'2" x 9'9" (2.80m x 2.99m)

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

Bathroom

5'10" x 12'10" max (1.78m x 3.92m max)

The bathroom has a low level dual flush W/C, a wall-hung basin with a matte black towel rail frame, a matte black heated towel rail, a walk-in shower enclosure with an overhead rainfall shower and a handheld power shower, tiled and panelled walls, ceramic tiled flooring, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

The front of the property features a block-paved driveway with space for multiple cars, courtesy lighting, and gated access to the garden. There is also entry into a store room and the garage.

Store Room

This brick-built store room has power points, lighting, a window, and a single door opening onto the driveway.

Garage

11'1" x 18'11" (3.39m x 5.79m)

The garage has power points, lighting, a window to the side elevation, an internal leading into the store room, and an up and over electric door opening out onto the front driveway.

Store Room

11'1" x 10'7" (3.39m x 3.23m)

The store room has power points, lighting, a window and a single door opening out to the rear garden.

Store Room

9'9" x 6'8" (2.98m x 2.05m)

This store room has power points, lighting, and a single door opening out to the garden.

Rear

To the side and the rear of the property is an 'L' shaped south-facing garden with a decking area, raised planters, a lawn, various trees, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband – Openreach
- Broadband Speed - Superfast available - 54 Mbps (download) 10 Mbps (upload)
- Phone Signal - Mostly 4G 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 – No

DISCLAIMER

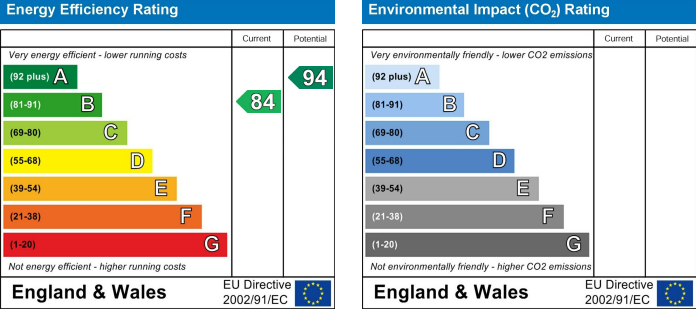
Council Tax Band Rating - Rushcliffe Borough Council - Band D  
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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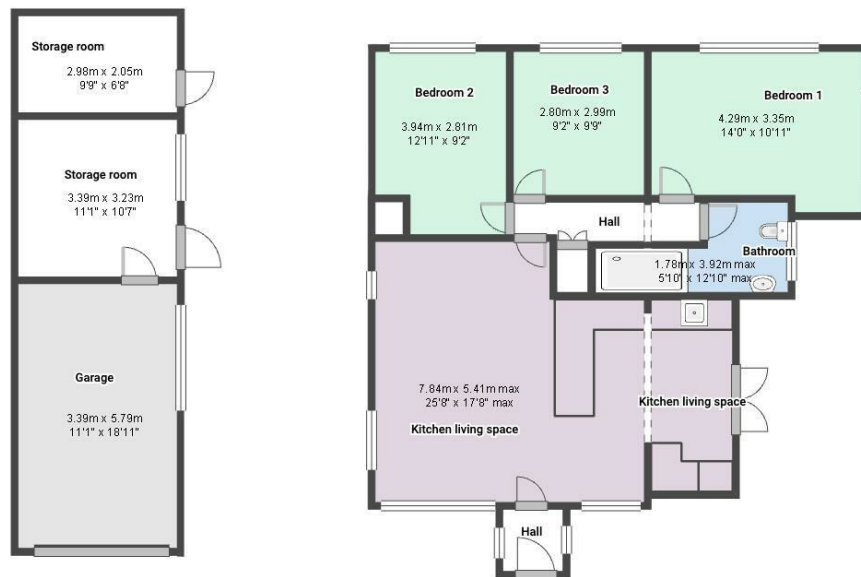
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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