

HoldenCopley

PREPARE TO BE MOVED

Langdale Road, Bakersfield, Nottinghamshire NG3 7FE

Guide Price £210,000

Langdale Road, Bakersfield, Nottinghamshire NG3 7FE

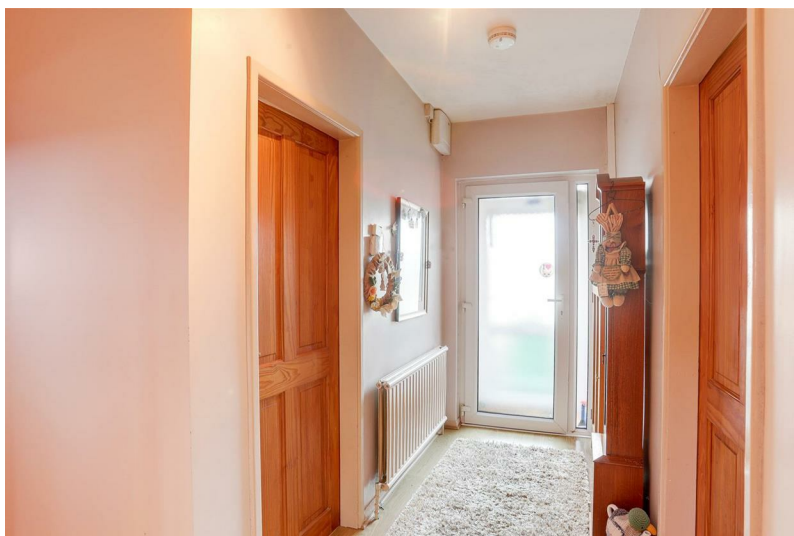


GUIDE PRICE: £210,000 - £230,000

DETACHED BUNGALOW...

This two-bedroom detached bungalow offers deceptively spacious accommodation, ideal for anyone eager to infuse their personal style into a home. Perfectly situated, the property enjoys close proximity to a range of local amenities, including Colwick Country Park, convenient shops, excellent transport links, and access to great school catchments. The ground floor boasts a well-designed layout, featuring a porch and entrance hall that lead to two generously sized double bedrooms. The heart of the home is the fitted kitchen diner, complemented by a separate utility room for added convenience. The living room provides a cozy retreat, while the bright and airy conservatory offers additional versatile living space. The three-piece bathroom suite features a timeless design, highlighted by a freestanding roll-top bathtub. Upstairs, a versatile loft room adds further potential for customisation. Outside, the property impresses with a front driveway and a walled garden, while the rear presents a private oasis complete with a patio, lawn, greenhouse, and shed—perfect for gardening enthusiasts or outdoor relaxation. Enhanced by the addition of solar panels, this property seamlessly blends potential, sustainability, and a well-connected location.

NO UPWARD CHAIN





- Detached Bungalow
- Two Double Bedrooms
- Fitted Kitchen Diner & Utility Room
- Living Room
- Conservatory
- Three Piece Bathroom Suite
- Loft Room
- Driveway
- Private Rear Garden
- Owned Solar Panels





GROUND FLOOR

Porch

1*8" x 3*8" (0.53m x 1.12m)

The porch has a single UPVC door providing access into the accommodation.

Hall

9*3" max x 14*5" (2.82m max x 4.40m)

The entrance hall has wood-effect flooring, a wooden staircase and a radiator.

Master Bedroom

10*11" x 15*8" plus bay (3.34m x 4.79m plus bay)

The master bedroom has a UPVC double-glazed bay window, wood-effect flooring and a radiator.

Bedroom Two

10*9" x 12*5" plus bay (3.29m x 3.79m plus bay)

The second bedroom has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator and a built-in sliding door wardrobe.

Bathroom

7*10" x 5*10" (2.39m x 1.78m)

The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding double-ended bathtub with central taps and a hand-held shower, tiled flooring, a radiator, panelled walls, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

Kitchen/Diner

17*5" x 9*8" (5.32m x 2.95m)

The kitchen diner has a range of shaker style fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, a wall-mounted feature fireplace, wood-effect flooring, partially tiled walls, a UPVC double-glazed window to the side elevation and UPVC double French doors providing access out to the garden.

Utility Room

5*6" x 6*3" (1.70m x 1.92m)

The utility room has fitted base units with worktops, space and plumbing for a washing machine, space for a fridge-freezer, a wall-mounted boiler, tiled flooring, UPVC double-glazed windows to the side elevations and a single UPVC door providing access out to the garden.

Living Room

9*1" x 12*9" (2.78m x 3.89m)

The living room has carpeted flooring, a radiator and UPVC double French doors providing access into the conservatory.

Conservatory

9*10" x 9*10" (3.00m x 3.02m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Loft Room

14*0" x 14*5" (4.27m x 4.40m)

The loft room has velux windows, wood-effect flooring and eaves storage.

OUTSIDE

Front

To the front is a walled garden with mature shrubs, steps leading to the front door, a driveway and a wooden gate providing rear access.

Rear

To the rear is a private garden with a patio, a lawn, mature shrubs and trees, a green house and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

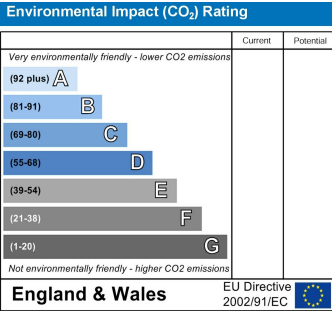
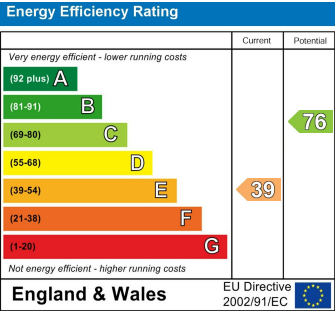
The vendor has advised the following:

Property Tenure is Freehold

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.

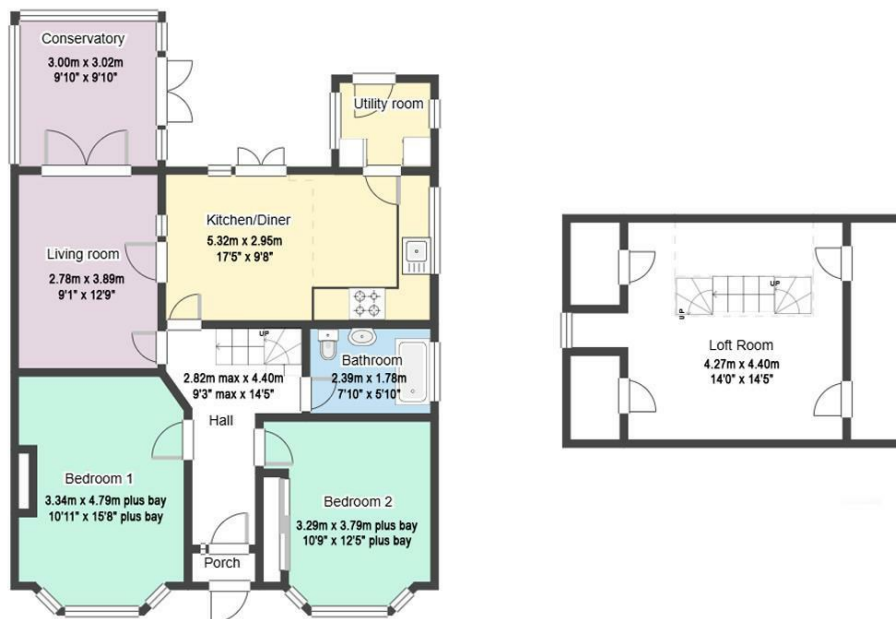
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Langdale Road, Bakersfield, Nottinghamshire NG3 7FE

HoldenCopley
PREPARE TO BE MOVED



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

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

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.