









welcome to

Church Lane, Bulwell Nottingham

- Extended Detached House
- Four Bedrooms
- **Utility Area**
- Downstairs WC
- Gas Central Heating & UPVC Double Glazing

Tenure: Freehold EPC Rating: D

offers in the region of

£350,000

Hallway

With UPVC double glazed door and side window, wooden flooring, a wall mounted radiator, two storage cupboards and access to all ground floor accommodation.

Lounge

22' 3" x 11' 2" (6.78m x 3.40m) With two UPVC double glazed leaded windows to the front elevation (with one being a bay window), wooden flooring, feature fireplace with wood burner style fire and wall mounted radiator.

Utility Area

16' x 8' 4" plus recess (4.88m x 2.54m plus

With two UPVC double glazed doors to both sides of the property, UPVC windows to the side and rear and access to the downstairs WC.

Downstairs Wc

With WC

Kitchen/Diner

23' 1" x 17' (7.04m x 5.18m) Spacious kitchen diner, with UPVC windows to the front, side and rear elevation (with the two front windows being leaded & one being a bay window), modern fitted wall and base units, tiled flooring and splashbacks, mid height integrated double oven, a separate hob and extractor above, integrated dishwasher, sink, drainer and mixer tap, two wall mounted radiators, space for a washing machine, fridge freezer and dining table and chairs and a UPVC double glazed door to the side elevation.

Landing

With UPVC double glazed window to the rear elevation, wooden flooring, a

cupboard, access to the loft and doors to all first-floor accommodation.

Bedroom One

17' 10" x 11' 3" (5.44m x 3.43m) With UPVC double glazed leaded window to the front elevation, wooden laminate flooring and a wall mounted radiator.

Bedroom Two

11' 3" x 10' 10" (3.43m x 3.30m) With UPVC double glazed leaded window to the front elevation, wooden laminate flooring and a wall mounted radiator.

Bedroom Three

13' 6" plus recess x 11' 2" (4.11m plus recess x 3.40m)

With UPVC double glazed leaded window to the front elevation, wooden flooring and a wall mounted radiator.

Bedroom Four

11' 3" x 10' 5" (3.43m x 3.17m) A generous sized bedroom with UPVC double glazed leaded window to the front and a UPVC double glazed window to the side elevation, laminate flooring a wall mounted radiator and UPVC double glazed French doors to the rear leading outside to the upper rear garden.

Shower Room

With UPVC privacy window to the rear elevation, tiled flooring and splashbacks, walk-in shower cubicle with fitted shower, WC, vanity unit with hand wash basin above and wall mounted radiator.

Bathroom

With UPVC double glazed privacy window to the side elevation, laminate flooring, panelled bath, WC, pedestal wash basin and a wall mounted radiator.

Outside

To the front is a driveway for off street parking, a garden with part lawn and gravel and steps leading to the main. 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a entrance and the dream is a well-defect brown

0115 9753817



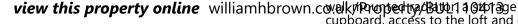
bulwell@williamhbrown.co.uk



263 Main Street, Bulwell, NOTTINGHAM, Nottinghamshire, NG6 8EZ



williamhbrown.co.uk





Property Ref:

BUL110413 - 0006

ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part of all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.