

39 COLLEGE STREET

EAST BRIDGFORD

NOTTINGHAMSHIRE NG13 8LF



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



39 COLLEGE STREET

A detached three-bedroom bungalow offering a first-class low maintenance home close to the centre of a highly regarded Conservation village, on a level and manageable landscaped plot offering a well presented home with a spacious and flexible internal plan, considered ideal for either family living or retirement.

EAST BRIDGFORD

Rising above the Trent Valley, this popular and vibrant conservation village is in many ways self-sufficient for everyday needs with a post office, a church, a village pub and excellent sporting facilities centred around Butts Field with active cricket, football, tennis and bowls, a medical centre and general store, all serving to facilitate a convenient lifestyle.

East Bridgford is within easy reach of Bingham, an historic market town, centred around the Buttercross, with excellent shops, cafes, a brand-new Leisure Centre and a well-regarded secondary school.

Newark on Trent and West Bridgford with its bustling social life and Nottingham City centre are readily accessible.

MILEAGES

| | |
|------------|----------|
| Bingham | 3 miles |
| Newark | 12 miles |
| Nottingham | 13 miles |
| Grantham | 18 miles |

PRICE GUIDE: £465,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

Open Porch Entrance

Fielded traditional entrance door with leaded stained glass quarter panels opening to:

Deep Central Entrance Hall

A large entrance hall giving an immediate indication of the high standard of internal presentation and general scale of this somewhat deceptive bungalow. Access to roof void. Recessed ceiling downlighting.

Well Equipped Modern Kitchen /Dining Room

3.95m x 2.90m (13'0" x 9'6")

An extended kitchen with a range of contemporary cabinets in a high gloss finish providing a good range of base and eye level storage/display cupboards complemented by grey Formica countertops. 1.5 bowl Franke resin bonded sink unit. Integrated Bosch double oven with a Bosch induction hob and extractor above. Integrated eye level larder fridge and separate freezer. Recessed ceiling lighting. Ceramic tiled floor. Square arched open plan to:

Rear Dining/Breakfast Room

2.90m x 1.85m (9'6" x 6'0")

Sealed unit double glazed window overlooking the rear garden and double-glazed French door connecting to rear garden room/conservatory.

Utility Room

Half glazed side personnel door. Fitted grey Formica countertop. Plumbing for automatic washing machine and room for tumble dryer. Wall mounted Worcester gas fired boiler serving to provide domestic hot water and central heating.

Sitting Room

4.80m x 3.30m (15'9" x 10'9")

The focal point of the room is a polished stone traditional fireplace incorporating a fitted electric fire. Sealed unit double glazed sliding patio doors connecting to garden room/conservatory.

Garden Room/Conservatory

3.30m x 1.85m (10'9" x 6'0")

A pleasant room, overlooking the garden, which in practise links the main bedroom, kitchen and sitting room to form a practical range of interconnecting living spaces if required. Outer sealed unit double glazed sliding patio doors connect to the rear garden. A sealed unit double glazed vaulted lantern roof provides excellent natural lighting.

Second Sitting Room/Snug

4.80m x 2.90m (15'9" x 9'6")

Sealed unit double glazed window to front aspect and matching sealed unit double glazed fixed window. Recessed ceiling lighting.



BEDROOM ACCOMMODATION

Rear Bedroom One

An excellent main bedroom arrangement featuring an inner private landing giving access to a double bedroom and ensuite shower room.

Bedroom One

6.75m x 2.90m (22'0" x 9'6")

maximum dimensions

Sealed unit double glazed French door connecting to the conservatory and sealed unit double glazed picture window to rear garden aspect. Built in double wardrobe closet.

Shower Room En Suite - fully tiled

Recessed shower cubicle with Mira thermostatically controlled overhead shower installation and folding glass screen enclosure, built in vanity unit housing an oval Armitage Shanks wash basin with chrome mixer tap and a low flush wc.

Front Bedroom Two

3.55m x 2.70m (11'6" x 8'9")

Sealed unit double glazed window to front aspect.

Bedroom Three/Dressing Room

3.55m x 2.85m (11'6" x 9'3")

This room provides a comfortable third bedroom arrangement or positioned next to the primary bedroom suite is an ideal dressing room for the main bedroom. Range of built in wardrobes with sliding door fronts in a wood grain finish. High translucent sealed unit double glazed window. Built in storage/housekeeping cupboard.

Main Bathroom - fully tiled

Fitted contemporary white suite comprising a panelled bath with chrome mixer tap/hand shower, pedestal wash hand basin and low flush wc. Polished ceramic floor tiling and recessed ceiling lighting.



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GARDENS AND SINGLE INTEGRAL GARAGE

The bungalow enjoys a pleasant position fronting to College Street with useful off-street tarmacadam surface hard standing to the front of the property giving access to the integral single garage.

A winding flagstone pathway and level lawn flank the driveway.

Side pedestrian access leading to rear garden.

The rear garden has been well maintained and enjoys a pleasant aspect, with enclosed close board fencing to each side and a level shaped lawn, relieved by well stocked productive beds and borders.

A rear crazy paved patio offers a pleasant seating area and vantage point across the garden.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

All mains' services are connected. Gas fired central heating circulating to radiators and replacement sealed unit double glazing.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Available Broadband

Standard 17 Mbps

Superfast 80 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ● EE - ● Three - X

✓ = Likely ● = Limited X = Poor

LOCAL AUTHORITY

Council Tax Band E

Rushcliffe Borough Council

Civic Centre

Pavillion Road

West Bridgford

Nottingham

NG2 5FE

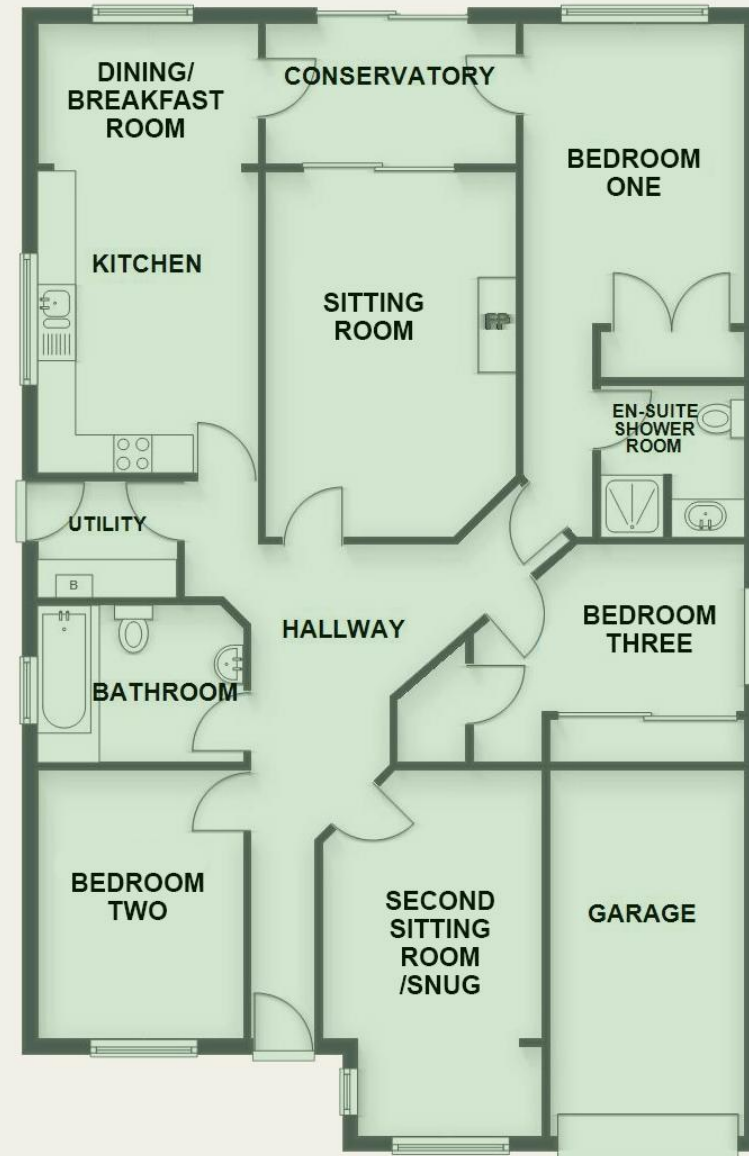
www.rushcliffe.gov.uk

0115 981 9911

VIEWING ARRANGEMENTS

If you are interested in 39 College Street and would like to arrange a viewing, please contact us on 01636 815544

www.smithandpartners.co.uk

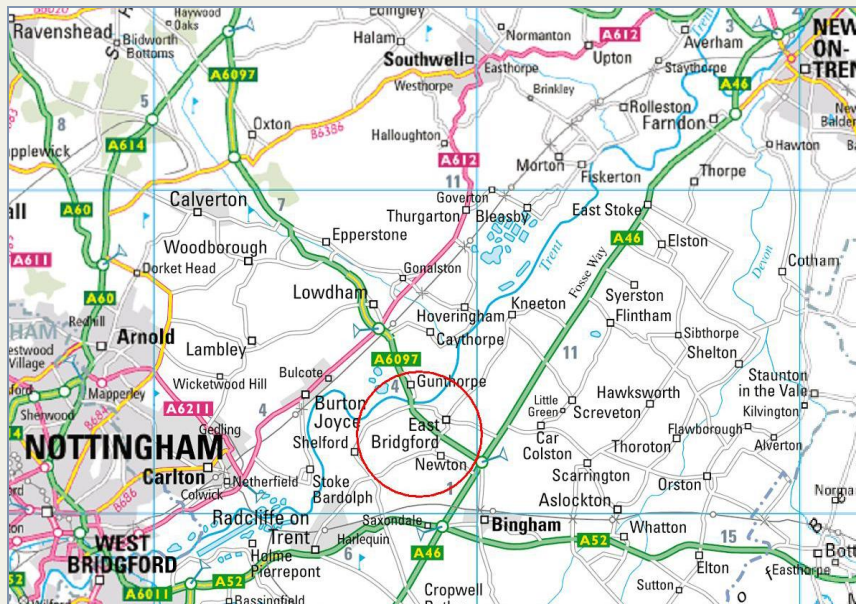


SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 0330-2534-9440-2625-7931

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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