



Mayflower Road, Newthorpe: £230,000

- Two Bedroom Bungalow
- Lounge/Dining Room
- Fitted Kitchen
- Extended Rear Bedroom One
- External access large Utility Room
- Large Garage/Workshop
- Offered with No Upward Chain
- EPC: D/58



Charles Newton & Co Estate Agents are pleased to offer for sale this extended two bedroom bungalow in the popular area of **Newthorpe**. The property comprises of lounge/dining room, fitted kitchen, shower room, two double bedrooms with one being extended to make a large master bedroom & dressing room. Outside the bungalow offer an external access to the large utility room and large garage/workshop, front & rear gardens & recently installed resin driveway offering off road parking.

Full Description:

Entrance Hall:

With UPVC double glazed door into L-shaped hallway, wall mounted radiator & internal doors to all rooms.

Lounge/Dining Room:

20'7" (6.27m) x **8'6"** (2.59m)

With two UPVC double glazed bay windows to the front elevation, wood fire surround with gas fire fitted, coving to ceiling, TV point, wall mounted radiator & fitted carpet.

Fitted Kitchen:

10'10" (3.30m) x **9'11"** (3.2m)

With UPVC double glazed window & door to the side elevation, range of wall & base units with inset sink & mixer tap, Brand New electric oven & gas hob (never used) space for fridge/freezer, coving to ceiling

Shower Room:

7'11" (2.41m) x **5'9"** (1.75m)

With UPVC double glazed window to the side elevation, large walk-in shower unit with electric shower & glazed shower screen, vanity unit with wash hand basin & concealed WC, towel radiator & fully tiled walls & flooring.

Bedroom One:

19'6" (5.94m) x **9'3"** (2.82m)

Large extended master bedroom with two UPVC double glazed windows to the side & rear elevation, coving to ceiling, TV point, wall mounted radiator & fitted carpet, with potential dressing room.

Bedroom Two:

13'10" (4.22m) x **10'10"** (3.30m)

Double size room with UPVC double glazed window to the rear elevation, range of fitted wardrobes, coving to ceiling, wall mounted radiator & fitted carpet.



Outside the property:

External Utility Room:

11'11" (3.63m) x 9'5" (2.87m)

With UPVC double glazed doors to front & rear, plumbed for washing machine & tumble drier, sink unit, power & lighting, store cupboard, internal door leads into garage.

Detached Garage / Workshop:

24'0" (7.32m) x 14'0" (4.27m)

With Electric insulated shutter door, power & lighting installed.

Front Garden:

New installed Resin driveway & paths leading to detached garage, lawn area with plant & shrub borders & wrought iron gate leads to the rear of the property.

Rear Garden:

Enclosed garden with lawn area, block brick patio area, shed & greenhouse, fence boundary, side gate leads to front of the bungalow.

UPVC Soffits & Facias fitted.



FLOORPLAN & EPC:



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Brochure Details: The photography for this brochure was prepared by Charles Newton & Co Estate Agents in accordance with the Seller's instructions.

Viewing: By prior appointment only with the Agents on Tel. 01773 535535 (Option 2)

Tenure: The property is reported to be freehold.

Please note:

These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Charles Newton & Co Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

Office Opening Hours: Monday – Friday: 9.00 am – 5.00 pm. Saturday: 9.00 am – 1.00 pm.

Mortgage Advice: We offer mortgage advice through our Independent Financial Advisor, please contact our Eastwood and Ilkeston offices, for further details and to arrange a no obligation appointment.
(Your home may be repossessed if you do not keep up repayments on your mortgage.
Subject to Status. Written quotations available on request.)

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