



19 Marshall Road
Cropwell Bishop, Nottinghamshire, NG12 3DP



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This charming 2-bedroom bungalow presents an excellent opportunity for those seeking a well-located, low-maintenance abode. The property offers a mix of comfortable living spaces with opportunity for modernization, making it a versatile canvas for adding personal touches.

accommodation

The front door, on the side of the property leads into the welcoming entrance hall, complete with a convenient storage cupboard for cloaks.

Towards the front of the bungalow are two bedrooms. The principal bedroom is a well-proportioned double room thoughtfully designed with built-in wardrobes, a dressing table, and bedside drawers. The second bedroom perfect for use as a large single or adaptable for various needs and includes a storage cupboard.

The fully tiled bathroom is another well-maintained space, featuring a walk-in shower with a glass screen, a towel radiator, a wash hand basin, and a WC.





Moving towards the rear of the property, the living accommodation unfolds, offering serene views of the rear garden. The living room is a light-filled space featuring an electric fire with a striking copper backing and a wooden surround that incorporates two cupboards flanking the fire. Sliding glass doors connect this room to the rear garden, seamlessly blending indoor and outdoor living.

The kitchen, also fully tiled, boasts white base and wall units, complemented by wood-effect laminate worktops. It features a stainless steel sink with a convenient draining board, ample space for a freestanding fridge/freezer, and space for an undercounter washing machine. A Beko freestanding cooker completes the functional kitchen.

A side door leads from the kitchen to the integral garage, which has been divided into two rooms. This versatile space could be utilized as a utility room or additional storage. The garage is equipped with an external door providing access to the rear garden and a garage door at the front.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.





gardens

The outdoor spaces are designed for convenience and ease of maintenance. The generously sized front garden features a landscaped slabbed area and beautifully planted shrubs. A block paved driveway provides tandem parking for two vehicles.

The rear garden continues the low-maintenance theme, predominantly covered in gravel and adorned with well-stocked flower beds. Fenced borders ensure privacy and security for your outdoor activities. This property represents a well-maintained, modernization project in a delightful village setting.

local amenities

Cropwell Bishop is a highly sought after village situated within The Vale of Belvoir. Amenities within the village include, pubs, village hall, local CO-OP, Doctors surgery, Primary school and bus service. There are also many walks along the canal or across the fields to nearby villages.

The village also enjoys good road access via the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and the M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible or Nottingham City Centre only 8 miles away.



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Approximate Gross Internal Area = 72.6 sq m / 781 sq ft

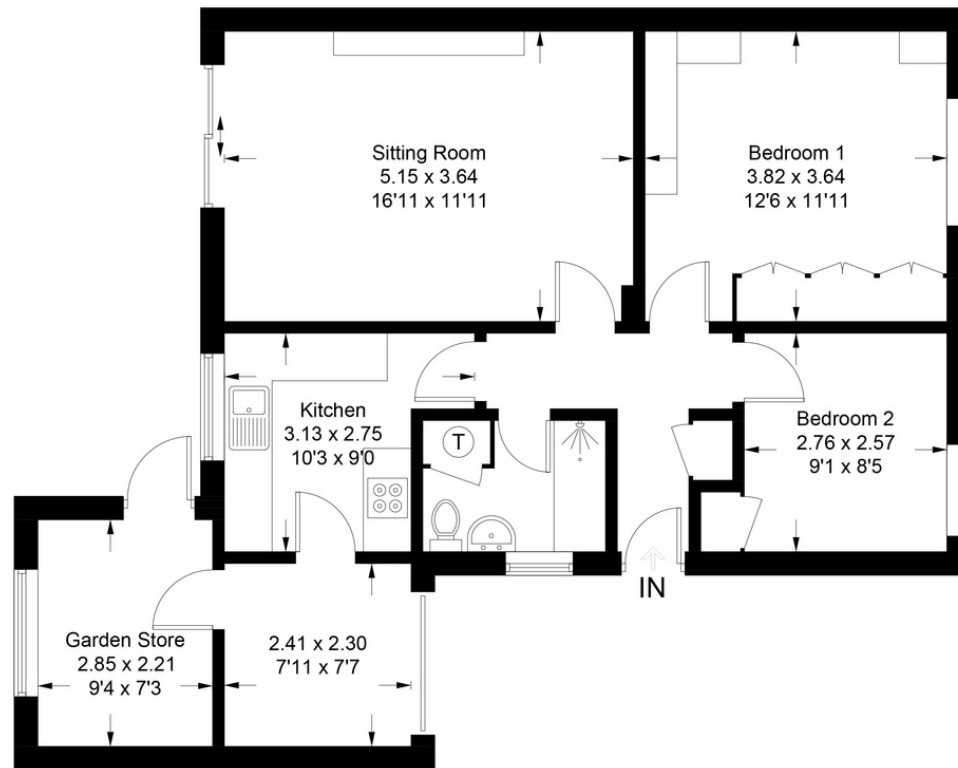


Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired hot air heating system. None of the services or appliances have been tested by the agent.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: B
Tenure: Freehold

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