

51 Beverleys Avenue, Whatton, Nottinghamshire, NG13 9AU

No Chain £195,000

Tel: 01949 836678



An opportunity to purchase a two double bedroomed, semi detached bungalow offered to the market with no upward chain and occupying a relatively generous plot by modern standards with a south facing rear garden which extends to approximately 60ft. in length.

Internally the property offers accommodation comprising initial L shaped entrance hall, sitting/dining room, adjacent kitchen, two double bedrooms and bathroom.

In addition the property offers gas central heating with an upgraded boiler, UPVC double glazing and relatively neutral decoration throughout.

The property offers a pleasant position within the close, having a good level of off road parking and pleasant enclosed garden at the rear.

These properties would be ideal for single or professional couples or those downsizing from larger dwellings looking for a single storey home within a village setting.

WHATTON

Whatton lies on the edge of the Vale of Belvoir and has its own village hall. Further amenities can be found in the adjacent village of Aslockton including outstanding primary school, public house and railway station with links to Nottingham and Grantham. Additional amenities can be found in the nearby market town of Bingham and the village is bypassed by the A52 which provides good road access to the A46, A1 and M1.

A UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

9'4" max x 9'2" max (2.84m max x 2.79m max)

An L shaped entrance hall having built in cloaks cupboard providing useful storage, access loft space above housing replacement boiler and central heating radiator.

Further doors leading to:

KITCHEN

9'4" x 7'1" (2.84m x 2.16m)



Fitted with a range of wall, base and drawer units having L shaped configuration of laminate preparation surfaces, inset stainless steel sink and drain unit with chrome taps and tiled splash backs, integrated appliances including four ring electric hob with chimney hood over and single oven beneath, space for washing machine, room for free standing fridge freezer, central heating radiator and double glazed window to the front.

SITTING/DINING ROOM

15'9" x 10'9" (4.80m x 3.28m)



A light and airy reception having large double glazed picture window to the front, the room large enough to accommodate both a living and dining area with feature fire surround and mantel with quarry tiled hearth, central heating radiator and coved ceiling.



BEDROOM 1

13'2" x 9' (4.01m x 2.74m)



A well proportioned double bedroom having aspect into the rear garden with central heating radiator, coved ceiling and double glazed window.

BEDROOM 2 9'11" x 8'11" (3.02m x 2.72m)



A further double bedroom having aspect into the rear garden with central heating radiator, coved, double glazed window and single French door.

BATHROOM

5'9" x 5'7" (1.75m x 1.70m)



Having a three piece white suite comprising panelled bath with chrome taps and further wall mounted shower mixer with independent handset over, close coupled WC and pedestal washbasin with chrome taps and tiled splash backs, central heating radiator and double glazed window to the side.

EXTERIOR



The property occupies a pleasant position within this established development and occupying a reasonable sized plot for this style of home, set back behind an open plan frontage which is mainly laid to lawn with established borders. A driveway to the side provides off road car standing for several vehicles and, in turn, leads to the front door. A further timber courtesy gate gives access into a southerly facing rear garden which is relatively generous by modern standards being mainly laid to lawn with initial paved terrace and established borders with a range of shrubs, enclosed in the main by panelled and feather edge board fencing.



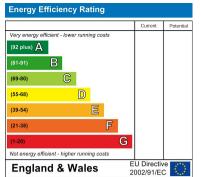


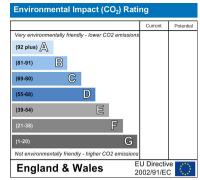
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TENURE Freehold

Floorplan to follow









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Thinking of selling? For a FREE no obligation quotation call 01949 836678





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