



17 Mill Lane, Cropwell Bishop, Nottingham,
NG12 3BT

Guide Price £410,000

Tel: 0115 9336666

 **RICHARD
WATKINSON**
PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- A Unique Detached Bungalow
- Well-Appointed Throughout
- Large Open-Plan Kitchen/Diner
- Superb 4-Piece Bathroom
- Ample Driveway, Double Garage
- Highly Convenient Location
- Spacious Lounge
- 3 Bedrooms
- Additional W/C/Cloaks
- Mature Private Plot

A unique opportunity to purchaser this well-appointed detached bungalow, occupying a highly convenient location in the heart of this popular village and occupying a mature plot with ample driveway parking and a large double garage.

The spacious accommodation extends to approximately 1250 square feet including a welcoming entrance hall with useful storage, a fantastic open plan kitchen diner with modern fitted kitchen and ample space for living and dining areas plus a large triple aspect lounge with French doors to the rear . There are 3 bedrooms and a superbly appointed 4-piece bathroom with bath and separate shower enclosure whilst outside, the delightful plot includes a mature shaped lawn, well stocked beds and an enclosed courtyard style garden, all affording an excellent level of privacy.

Viewing comes highly recommended!

ACCOMMODATION

A composite entrance door with glazed side panels leads into the entrance hall.

ENTRANCE HALL

A spacious entrance hall with oak flooring, access hatch to the roof space, central heating radiator and doors off to rooms plus a useful built-in coat cupboard with hanging rail.

DINING KITCHEN

A spacious and versatile open plan dining kitchen area, recently refitted with a modern range of Shaker style base and wall cabinets with cupboards and drawers, rolled edge worktops and an inset ceramic 1 1/2 bowl single drainer sink with mixer tap. Built-in appliances include an eye-level oven and grill, a four zone electric hob by John Lewis with chimney extractor hood over. There is space for further appliances including a recess for a fridge freezer and plumbing for a dishwasher plus tiling for splashbacks, tiled flooring, two uPVC double glazed windows overlooking the gardens plus plenty of space for dining. There is a central heating radiator, a door into the lounge, the rear lobby and being open plan to the dining room.

DINING ROOM

With tiled flooring, coved ceiling and dado rail, a central heating radiator and a uPVC double glazed window to the front aspect.

LOUNGE

A large triple aspect reception room with oak flooring and uPVC double glazed windows to the front and side aspects. uPVC double glazed French doors lead onto the rear garden, there

is a central heating radiator, coved ceiling, useful built-in storage and television stand plus a feature fireplace with oak surround housing a cast iron log burner.

REAR LOBBY

With tiled flooring, a uPVC double glazed door onto the rear gardens and a door into the cloakroom/wc.

CLOAKROOM/WC

With tiled flooring, fitted in white with a close coupled toilet and a wall mounted wash basin with hot and cold taps. There is a central heating radiator and a uPVC double glazed obscured window to the side aspect.

BEDROOM ONE

A good sized double bedroom with laminate flooring, a central heating radiator, a uPVC double glazed window to the rear aspect and a useful range of fitted wardrobes.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a useful range of fitted furniture including wardrobes and a vanity unit with wash basin and hot and cold taps.

BEDROOM THREE

A single bedroom or as is currently used a useful home office with a central heating radiator and a uPVC double glazed window to the side aspect.

BATHROOM

A superbly fitted four piece bathroom with tiled flooring, fully tiled walls, spotlights and an extractor fan to the ceiling, a uPVC double glazed obscured window to the side aspect, contemporary wall mounted towel radiator and an airing cupboard housing the foam insulated hot water cylinder with slatted shelving above. The bathroom is fitted in white with a pedestal wash basin with mixer tap, a deep fill dual ended bath with pop-up waste and mixer tap, a dual flush back to wall toilet and a separate shower enclosure with glazed door and Mira electric shower.

DRIVEWAY & GARAGING

A double width driveway provides parking for several vehicles, in turn leading to the double garage with 2 up-and-over doors, space for appliances including plumbing for a washing machine. Also housing the central heating boiler and having a personal door to the side.

GARDENS

The property occupies a delightful and mature plot, with shaped lawn frontage and mature beds and borders. Gated access to a courtyards style garden at the rear of the property which is paved, enclosed with timber panelled fencing and has blue slate chip borders.

CROPWELL BISHOP

Cropwell Bishop is an established village with a thriving community and well equipped with

local amenities including primary school, local shops including late night Co-Op, modern health centre and church. It is conveniently located for commuting via the A46 and A52 to the cities of Nottingham and Leicester. Further amenities can be found in the nearby market town of Bingham approx 4 miles from the village.

COUNCIL TAX

The property is registered as council tax band D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>











**Approximate Gross Internal Area
1530 sq ft - 142 sq m**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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