



Hall Drive, Gotham



£275,000

- TWO BEDROOM BUNGALOW
- MODERNISED THROUGHOUT
- SUBSTANTIAL CONSERVATORY
- REBUILT GARAGE
- CORNER PLOT
- RECENTLY INSTALLED SHOWER
- FREEHOLD
- EPC rating COMING SOON



This modernised enlarged two bedroom detached bungalow occupies a corner plot and benefits from a dual aspect to the lounge with open field views to the front whilst at the rear there is a substantial conservatory that has been added to the property.

A uPVC double glazed door provides access to the 'T' shaped hallway with an internal door to the lounge with aforementioned dual aspect with both front and side elevation windows, real flame effect electric fire as a focal point of the room.

The kitchen diner has a range of cupboard units at both base and eye level, contemporary stainless steel sink unit with then an integrated four ring gas hob with matching splashback and extractor hood above with electric oven beneath. Plumbing and space for both a washing machine and slimline dishwasher. Double glazed side access door and adjacent to this is a Baxi combination gas central heating boiler.

Bedroom one has three double wardrobes with a six drawer dressing table, bedroom two is currently used as a dining room with double doors to the virtually full width rear conservatory, which has a pitched glazed roof with double doors out to the garden and is an excellent second reception room to retreat to and enjoy the south east facing aspect.



The shower room has Travertine tiled floor, wall with aqua boarding in what is a recently installed shower cubicle with angle poised rain head shower and hand held shower fitment respectively with curved retracting doors for ease of access.

Outside at the front the garden is mainly laid to lawn. The side garden is also lawned with mature bushes, whilst at the rear the block garage is relatively newly constructed with a pitched roof and electrically operated door, there is also a double glazed window and side double glazed door. Finally a path leads around the back linking up with the kitchen door. The block paved driveway provides a single car parking space.

Gotham village is well located for easy access to Nottingham and the Parkway railway station is only a five minutes drive away at Ratcliffe on Soar. A rare opportunity, early viewing recommended - the property is sold with no upward chain.

To find the property, from East Leake village centre proceed along Gotham Road, go past the gold course and head on in to the village of Gotham. Go past the shop and then turn left in to Kegworth Road, Hall Drive is the first turning on the left hand side, the property is on the right identified by the agent's 'For Sale' board.



HALL

LOUNGE 3.11m x 4.52m (10'2" x 14'10")

KITCHEN DINER 3.11m x 3.79m (10'2" x 12'5")

CONSERVATORY 2.71m x 5.37m (8'11" x 17'7")

BEDROOM ONE 3m x 3.23m (9'10" x 10'7")

BEDROOM TWO 2.96m x 3.67m (9'8" x 12'0")

SHOWER ROOM 1.58m x 1.73m (5'2" x 5'8")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band C.

DISCLAIMER

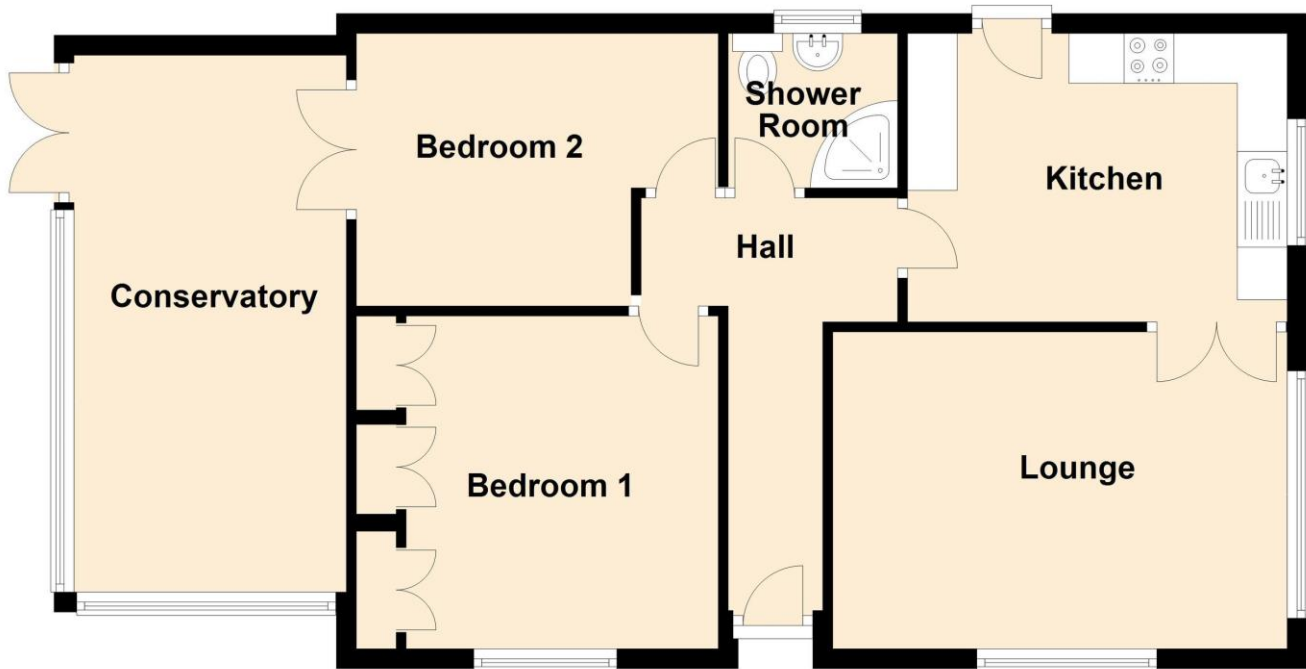
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to Â£300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

Ground Floor

Approx. 72.6 sq. metres (781.3 sq. feet)



Total area: approx. 72.6 sq. metres (781.3 sq. feet)



Newton Fallowell Loughborough

01509 611119
loughborough@newtonfallowell.co.uk