

FOR SALE

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**7 WALNUT TREE LANE, EAST BRIDGFORD, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8NN**

£415,000

7 WALNUT TREE LANE, EAST BRIDGFORD, NOTTINGHAMSHIRE NG13 8NN

The property HAS BENEFITED FROM the following IMPROVEMENTS.

- * extended dining kitchen * bath / shower room
- * central heating system & boiler * new floor coverings
- * new décor throughout * immaculately presented throughout

The property is being offered with the benefit of NO CHAIN to enable a speedy transaction and is an excellent move in and 'do nothing' home. Within easy walking distance of the Village centre, the bus stop and the tranquil walks around the area. The bungalow has a southerly facing frontage and sunny rear gardens to all sides as well as a double width driveway leading to the detached GARAGE.

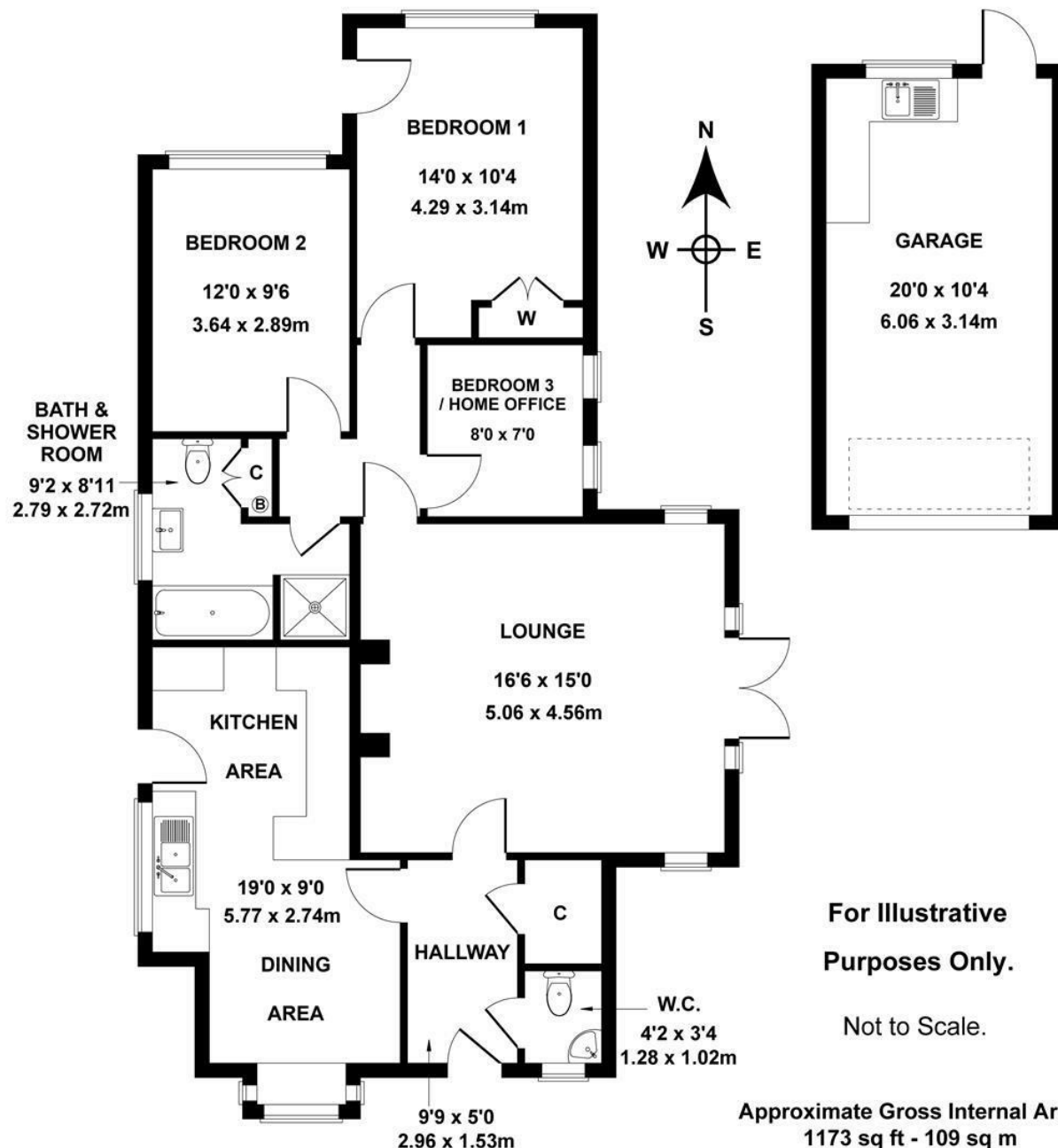
Perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

For those not familiar with East Bridgford, it is one of the most requested locations in the area. There is a thriving Village Community and benefits from the reputation of the highly regarded St Peter's Primary School, a modern Health Centre, local shop/newsagent, Post Office and Hairdressers as well a Pub serving food and drink. More extensive amenities are available in the nearby Market Town of Bingham. The village enjoys a thriving community with annual Scarecrow Competitions and a very successful annual Village Show with vintage flypasts!

East Bridgford is well situated just a few minutes from the A52 & A46 which allow access to the surrounding commercial centres of Nottingham, Newark and Leicester. The East Coast rail line to London is available from nearby Newark which is approached via the adjacent A46.

If you are seeking the 'away from it all' benefits provided by village life and yet still want to be within striking distance of Nottingham City Centre, then 7 Walnut Tree Lane should be high on your viewing list.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	84
	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	

Council Tax Band **D**

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and continue across the small roundabout. At the Margidunum Traffic Island take the third exit as directed to East Bridgford. Pass the Garden Centre on the left and then take the next left hand turning as directed to East Bridgford. On entering the village pass the Health Centre on the left hand side. Continue along Main Street and pass both the East Bridgford Health Centre, the Newsagent and the hair & beauty salon on the left, until turning left into Walnut Tree Lane, with this particular property being found on the left hand side, clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8NN



Entrance door into the

RECEPTION HALLWAY

9'9 x 5'0 (2.97m x 1.52m)

with a central heating radiator and wood flooring. Useful storage cupboard / cloakroom.

LIGHT & AIRY DINING KITCHEN

19'0 x 9'0 (5.79m x 2.74m)

DINING AREA

with a continuation of the wooden flooring. A central heating radiator and deep box bay window to the front, ensuring a bright and airy feel, and the bay window seat is the perfect venue from which to watch the world go by.





KITCHEN AREA

with a continuation of the wooden flooring. Comprising 'butcher's block style work surfaces with drawers and cupboards under. Twin Butler's style sink with mixer tap over. Wall mounted cupboard units and shelving, finished with timber panelled splash backs. Gas and Electric cooker point with extractor hood over. Integrated fridge / freezer, washing machine and plumbing for a dishwasher. A door to the side garden and garage area.





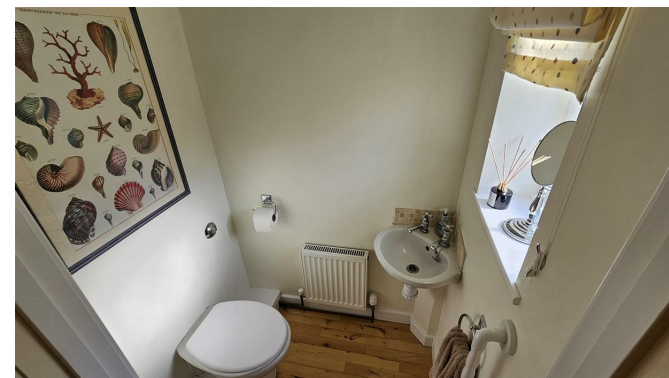
LOUNGE

16'6 x 15'0 (5.03m x 4.57m)

with a central heating radiator and double glazed double doors leading onto the rear and private courtyard area. A feature log burner style fire set within a feature fireplace ensures that this relaxing room is the perfect temperature; whatever the time of the year.

W.C.

Low level W.C. with a wash hand basin, central heating radiator, tiled splash backs, a double glazed window to the front and a continuation of the wooden flooring.





BEDROOM 1

14'0 x 10'0 (4.27m x 3.05m)
with a central heating radiator and double glazed windows as well as a door to the private courtyard garden at the rear. Built-in double wardrobes.

BEDROOM 2

12'0 x 9'6 (3.66m x 2.90m)
with a central heating radiator and a double glazed window to the rear.



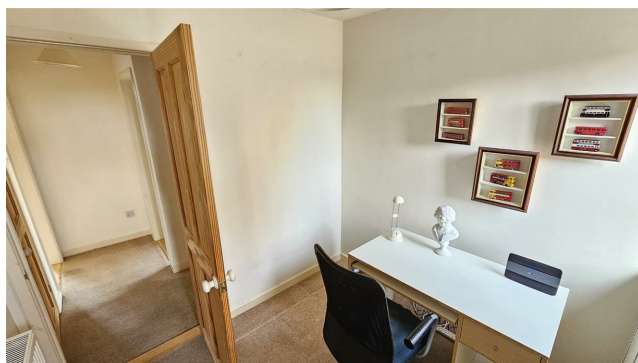


BATH & SHOWER ROOM

A modern fitted suite comprising a shower enclosure, wash-hand basin, a low level W.C. with concealed cistern and a free-standing bath with Victorian style shower handset and mixer taps. A vertical towel radiator, extractor fan. A double glazed uPVC opaque window to the front, half-height timber panelled walls and tiled flooring.

BEDROOM 3 / HOME OFFICE

8'0 x 7'0 (2.44m x 2.13m)
perfect as either a single bedroom or a home office... with a central heating radiator and two double glazed windows to the rear.





OUTSIDE - FRONT

The property occupies a lovely position with a corner plot and includes a delightful open plan and landscaped garden to the fore and private gardens to the rear and side. The double width driveway provides ample car standing spaces for two vehicles and leads to the GARAGE. The garage is fitted with both light and power sockets with a further access door to the rear.





OUTSIDE - REAR

To the rear of the bungalow is a landscaped and fully enclosed private patio garden - a wonderful haven. Again it is laid with mature raised planting borders and hedging affording the property a degree of privacy. Both well-stocked and well-designed, with ease of maintenance in mind, there is an extensive gravelled area to the side which is perfect for those who enjoy entertaining with family and friends with al fresco dining during those balmy summer evenings.







To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!

