



28 Okehampton Crescent, Mapperley, NG3 5SE

Asking Price £220,000



Marriotts







# 28 Okehampton Crescent Mapperley, NG3 5SE

- Two bedrooms
- Summer house/home office
- Modern shower room
- Landscaped gardens
- Garage in a block
- Close to Gedling Country Park

**FANTASTIC FIRST TIME BUY!!** A two bedroom end town house on this popular development just off Spring Lane, close to Gedling Country Park, a Sainsbury's local and the well renowned Spring Lane Farm Shop. Hard landscaped garden with summer house/home office and door to a single garage in block!

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## Overview

The accommodation consists of a spacious entrance porch with light and power, lounge with fitted shutter blinds and rear kitchen leading out to the covered patio/seating area. Upstairs there are two bedrooms and modern shower room, the main bedroom with fitted window shutter blinds. The gardens have been carefully and thoughtfully hard landscaped for low maintenance, with several seating areas and the covered patio provides all weather outdoor seating. A rear door leads in to the garage which has light and power, and at the end of the garden is a superb part insulated summer house with power which could easily double up as a home office/work space.

## Entrance Porch

Being UPVC double glazed with side entrance door, traditional style tiled floor, LED downlights, power points and UPVC double glazed door through to the lounge.





### Lounge

With wood laminate flooring, meter cupboard with the RCD board, radiator and under-stairs cupboard. UPVC double glazed front window with shutter blinds and folding shutter doors lead through to the kitchen.

### Kitchen

A range of wall and base units with granite style worktops incorporating a stainless steel sink unit and drainer with tiled splashbacks. Integrated Smeg electric oven, separate four ring gas hob and extractor canopy. Stairs to the first floor, wood laminate flooring, UPVC double glazed window and door to the rear.

### First Floor Landing

Loft access and a large airing cupboard.

### Bedroom 1

With recently fitted carpet, radiator and two UPVC double glazed front windows with shutter blinds, ample storage with wardrobes that will be left.

### Bedroom 2

With recently fitted carpet, radiator and UPVC double glazed rear window.

### Shower Room

Consisting of a tiled recessed cubicle with electric shower, large washbasin with vanity drawers and concealed cistern toilet with tiled surround. Wood-style flooring, radiator, ceiling downlights incorporating the extractor fan and UPVC double glazed rear window.











### Outside

There is an established and part gravelled front garden, extending to the side. A shared driveway leads to the block of garages, one of which belongs to the property with a rear door to the back garden. To the rear of the property, there is a decorative paved covered seating area with an outside tap and wall light. Steps lead up to a central tiled pathway with a newly laid pergola covered seating area to one side and the other side has a gravel border and sleeper flower beds. The path eventually leads to full-width decking and the summer house which has double doors, double glazed window and power connected.

### Useful Information

Tenure: Freehold

Council Tax: Nottingham City Council - Band B

### Useful Information

TENURE: Freehold

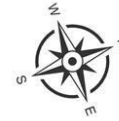
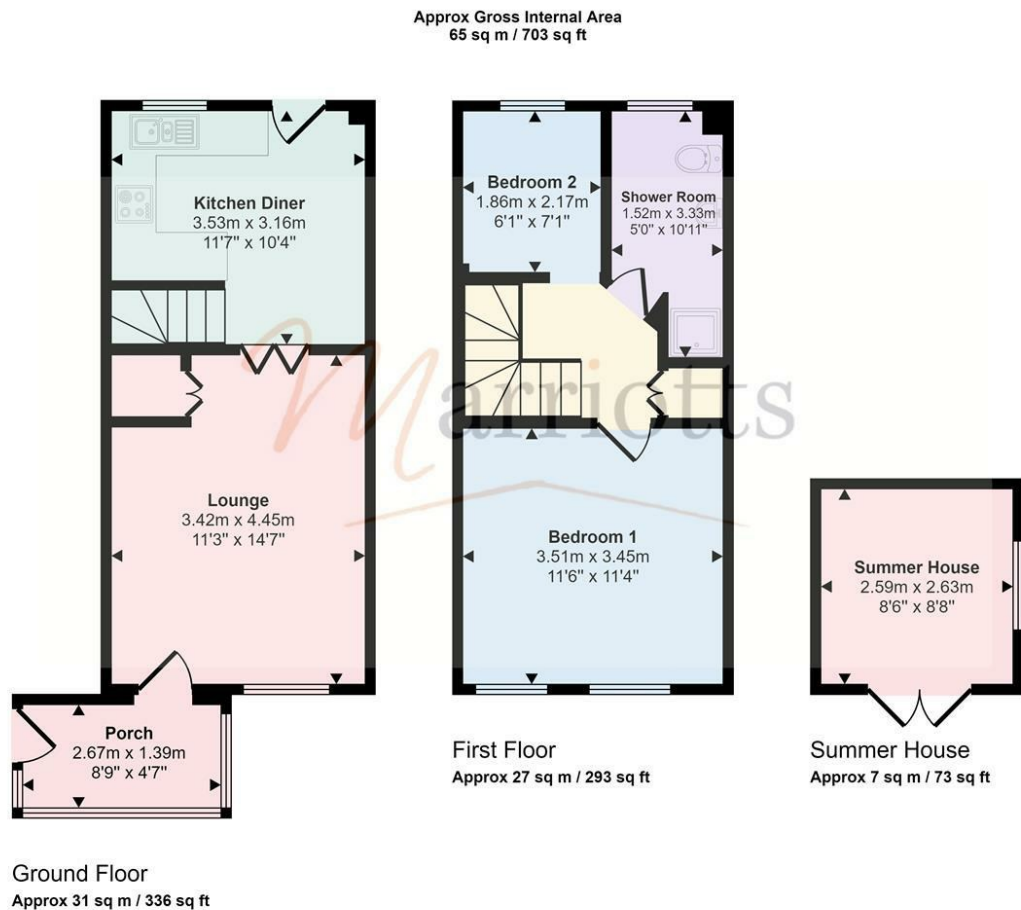
COUNCIL TAX: Gedling Borough Council - B











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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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