



15 Kenrick Road, Mapperley, NG3 6HJ

Price Guide £275,000





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- Extended detached bungalow
- Lounge & separate dining room
- Detached garage
- Two double bedrooms
- UPVC double glazed conservatory
- NO UPWARD CHAIN

Set back from the road with lovely gardens and a detached garage and driveway is this well-maintained extended detached bungalow with two double bedrooms, large L shaped lounge, separate dining room and UPVC double glazed conservatory. For sale with NO UPWARD CHAIN!!

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Overview

The accommodation consists of an entrance porch leading through to the spacious dual-aspect lounge, with study recess, beamed ceiling, elevated North East view of Mapperley and a large separate dining room which leads to the kitchen. There is also a good sized inner hallway which could also be used as a study area which leads to both bedrooms, the bathroom and conservatory. The brick and UPVC double-glazed conservatory leads out to a majority hard landscaped split level and private rear garden and the property also has UPVC double glazing and gas central heating.

Entrance Porch

With UPVC front door, UPVC double glazed side window, quarry tiled floor, ceiling light, double cloaks cupboard and secondary door to the lounge.

Lounge

With beamed ceiling and UPVC double glazed front and side windows, brick fire surround with log effect electric stove and copper chimney breast, laminate flooring, two radiators, door through to the inner hallway and glazed panel double doors through to the dining room.

Dining Room

With floor-to-ceiling UPVC double-glazed front window overlooking the front garden, laminate flooring, radiator and a door through to the kitchen.



Kitchen

A range of units with doors in a medium Oak with marble effect worktops and one and a half bowl composite sink unit and a drainer. The appliances consist of a Hotpoint electric double oven and a separate four-ring gas hob with filter hood. Plumbing for washing machine/dishwasher, built-in cupboards, housing for an upright fridge freezer, UPVC double-glazed side window and door leading to the inner hallway.

Inner Hallway/Study

A spacious inner hall, big enough to be used as a study area with an airing cupboard housing the hot water cylinder and freestanding gas boiler, with doors leading to both bedrooms, bathroom and conservatory.

Bedroom 1

Laminate flooring, radiator and UPVC double-glazed side and rear windows.

Bedroom 2

Built-in three-door wardrobe with soft close doors, laminate flooring, radiator and UPVC double glazed side window.

Bathroom

With fully tiled walls and floor, the suite consists of a bath with chrome mains shower, folding screen and Victorian style mixer taps with shower attachment. Pedestal washbasin, dual flush toilet, chrome ladder towel rail and UPVC double glazed rear window.

Conservatory

Being brick built with UPVC double-glazed windows and a pitched polycarbonate roof with ceiling fan and light. Wood-style flooring, power points and UPVC double-glazed sliding double doors leading out to the patio.

Outside

Gated access leads on to the lovely mature front garden. The driveway provides off-street parking with up and over door leading into the concrete sectional garage, which has a UPVC double-glazed side window and side door leading to the front garden. The garden is lawned, with shaped mature borders and a pathway leading to the front of the property. Lockable wrought iron side gated access then leads to the rear where there are two separate low-level access doors to underfloor storage and steps leading to the rear garden. To the rear is a large stone-flagged patio with a low stone retaining wall and steps leading up to a further block paved patio and further raised gravel bed. There are mature borders, a small fishpond, an outside tap and further gated access to the far side of the bungalow.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No



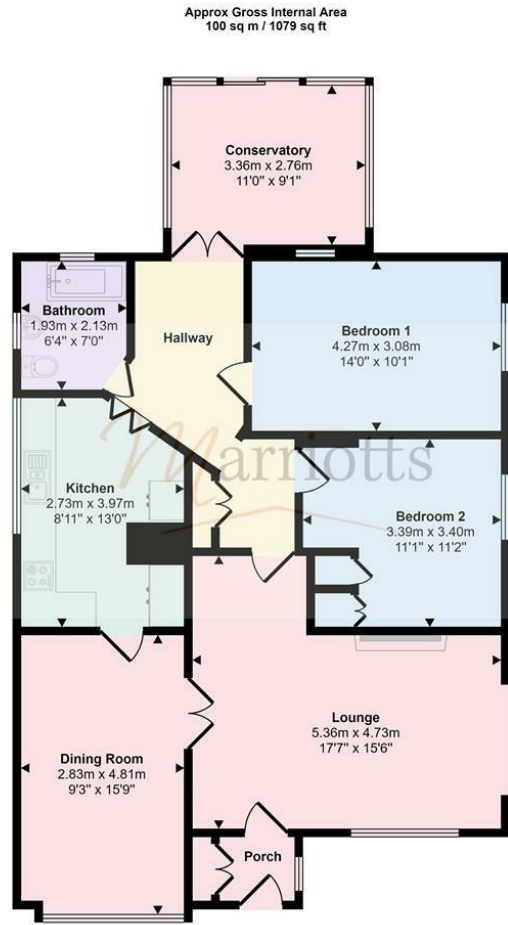




FLOOD RISK: Very low
ASBESTOS PRESENT: None
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Inner hall airing cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: EDF
MAINS ELECTRICITY PROVIDER: EDF
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level front and rear access.







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	
England & Wales		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.

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