



30 Lancaster Road, Bakersfield, NG3 7AH

£300,000



Marriotts



30 Lancaster Road Bakersfield, NG3 7AH

- Two double bedrooms
- A fully glazed large conservatory
- Set back from the road
- Bathroom with electric shower
- Breakfast kitchen + built in appliances
- NO UPWARD CHAIN

A modern detached bungalow tucked away at the end of a long gated driveway, with detached garage, two double bedrooms and a fully-glazed large rear conservatory overlooking the gardens. Located just a few minutes walk from Carlton's shopping area and for sale with MO UPWARD CHAIN!!

£300,000



Porch

With UPVC double glazed double doors, tiled floor and UPVC double-glazed secondary door to the hallway.

Hallway

With radiator, glazed panel doors to both the breakfast kitchen and living room, archway through to the inner hallway with radiator and airing cupboard housing the hot water cylinder.

Living Room

Marble fireplace and hearth with living flame coal-effect gas fire and King Louis style surround. Two radiators, UPVC double-glazed side window, UPVC double-glazed window and a sliding patio door through to the conservatory.



Conservatory

Being UPVC double-glazed with a double-glazed glass roof and multiple ceiling spotlights. Fitted cupboards with worktop, wood laminate flooring, power points, TV aerial point and UPVC double-glazed double doors to the side.

Breakfast Kitchen

A range of units with granite effect worktops and breakfast bar with multi-coloured tiled splashbacks and an inset sink unit and drainer. Integrated modern electric oven, separate four-ring gas hob with extractor, integrated fridge and freezer. Plumbing for a washing machine, concealed Glowworm gas boiler, tiled floor, UPVC double-glazed front window and UPVC double-glazed side door.

Bedroom 1

Built-in five-door wardrobe, separate run of drawers and wardrobes on either side of the bed space with corner display shelving, bedside cabinets and overhead storage. UPVC double-glazed rear window and radiator.

Bedroom 2

UPVC double-glazed front window and radiator.

Bathroom

With fully tiled walls, the suite consists of a bath with an electric shower, concealed cistern dual-flush toilet and wash basin set into a full-length vanity surround and cupboards with additional wall cupboards and pelmet downlights. Extractor fan and a UPVC double-glazed front window.

Outside

From Lancaster Road, double wrought iron gates lead on to the long driveway and to the front of the bungalow, with ample parking and side gated access on either side. An up-and-over door leads into the detached brick-built garage with a pitched tiled roof. To the rear is a paved patio which is accessed from the conservatory, and a well-maintained lawn with established shaped borders, extending to a further lawned area to the far side of the bungalow.

Material Information



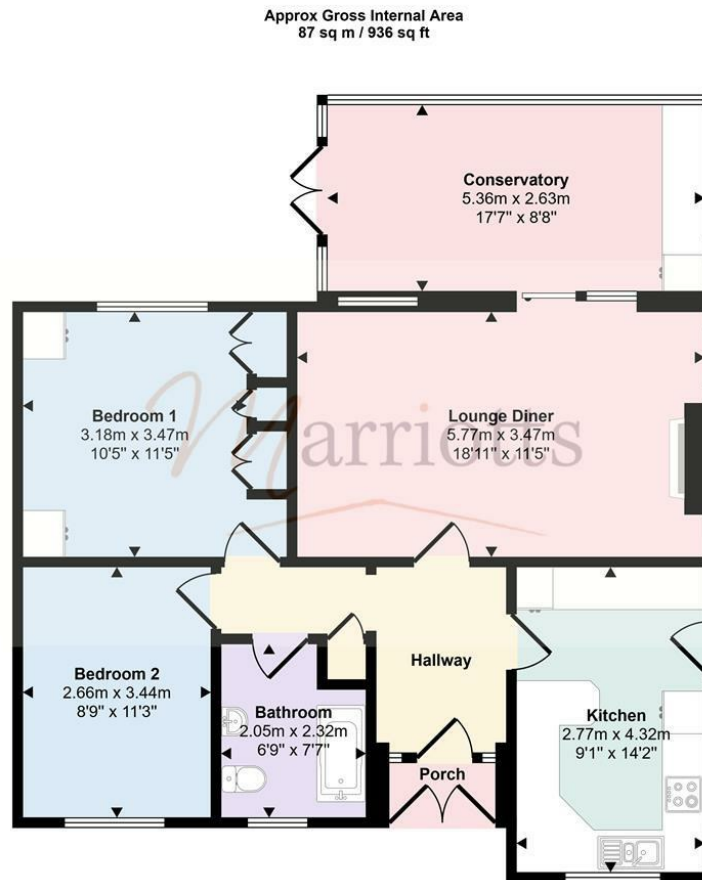




TENURE: Freehold
 COUNCIL TAX: Nottingham City - Band C
 PROPERTY CONSTRUCTION: cavity brick
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
 FLOOD RISK: very low
 ASBESTOS PRESENT: no
 ANY KNOWN EXTERNAL FACTORS: no
 LOCATION OF BOILER: kitchen
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER:
 MAINS ELECTRICITY PROVIDER:
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: yes
 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 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		
(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	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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