

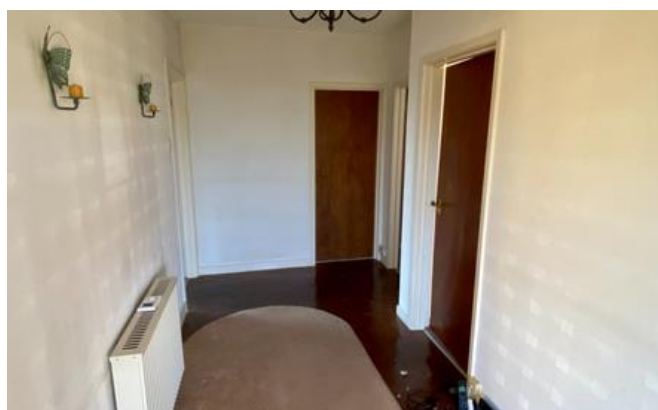


35 Church Lane, Muston,
Nottingham. NG13 0FD



Guide price £325,000

- Development Project
- Plot Circa 0.4 Acre
- Planning Potential
- Popular Village Location
- Two Reception Rooms
- Kitchen & Conservatory
- Bathroom/WC
- Garage and Parking
- Private Gardens
- Freehold - Energy Rating G



The bungalow is quietly situated within a popular Vale of Belvoir village and the sale represents a fine opportunity to develop a substantial individual home either by extension and renovation of the existing building or alternatively its replacement with a large statement home. The present accommodation comprises an entrance hall, two reception rooms, kitchen, conservatory, two bedrooms and a bathroom. Outside there is plenty of parking, a large sectional garage and generous level gardens. Viewing by appointment only.

ACCOMMODATION

ENTRANCE PORCH

A recessed enclosed entrance porch with glazed door to entrance hall.

ENTRANCE HALL

1.81m x 4.68m (5'11" x 15'5")

Having woodblock floor and radiator.

SITTING ROOM

3.61m x 4.26m (11'10" x 14'0")

Having a wide double glazed bow window to the front elevation, fireplace with exposed brick chimney breast and tiled hearth, electric radiator, wall light points.





DINING ROOM

3.25m x 3.66m (10'8" x 12'0")

Having secondary double glazed window to the side elevation, loft hatch access built-in Trianco solid fuel stove, exposed chimney breast and built-in airing cupboard containing insulated cylinder and electric immersion heater. A glazed door leads through to the kitchen.

KITCHEN

2.67m x 3.65m (8'10" x 12'0")

Having glazed door and window to the conservatory, secondary double glazed window to the side, a range of medium oak eye and base level cupboards, working surfaces, space for slot-in cooker with filter hood over, stainless steel circular sink bowl with circular drainer and mixer tap, electric radiator, extractor fan.

CONSERVATORY

2.45m x 3.63m (8'0" x 11'11")

A modern uPVC double glazed conservatory with external glazed door.

BEDROOM 1

3.58m x 3.95m (11'8" x 13'0")

Having wide double glazed bow window to the front elevation and electric panel radiator.

BEDROOM 2

3.63m x 4.24m (11'11" x 13'11")

Having secondary double glazed window to the rear elevation and electric panel radiator.

BATHROOM

2.11m x 2.70m (6'11" x 8'11")

Having two obscure secondary double glazed windows to the rear elevation, panelled bath with shower attachment over, pedestal wash handbasin and low level WC., tiled surrounds, extractor fan, electric radiator.

OUTSIDE

The bungalow has a wide frontage and stands behind a front garden laid to lawn with hedging to the boundary and views over open fields. A tarmac driveway provides ample off-road parking and leads to a garage at the rear. There is a generous rear garden which enjoys a good level of privacy and seclusion and is laid to lawn with various fruit trees and specimen conifers. To the side of the property there are also two useful outbuildings of block construction. There is also an outside garden tap.

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

GARAGE

4.86m x 7.34m (15'11" x 24'1")

Of sectional construction with wide doors.

Note

The sale is subject to a Grant of Probate. We understand these are currently taking approximately sixteen weeks from submission of application though this varies on a case by case basis.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue onto Watergate proceeding over the roundabout adjacent to Asda, under the railway bridge and follow the A52. Take the left turn at the Gap Inn as signposted to Muston/Stenwith and into Muston itself via Church Lane. The bungalow is on the right.

MUSTON

Muston is situated off the A52 in the parish of Bottesford which is close by and offers railway station and many other excellent amenities. Nottingham is 18.6 miles distant and Grantham is 5 miles to the west.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.





NOTE

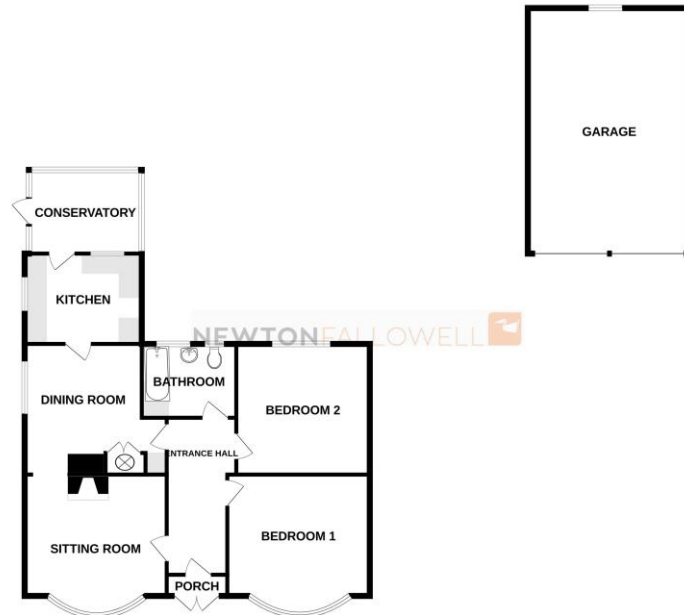
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan



While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, sections, heights and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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