



Kneeton Road, East Bridgford
Nottingham, Nottinghamshire, NG13 8PH



**Kneeton Road, East Bridgford
Nottingham, Nottinghamshire,
NG13 8PH
£350,000**

Offered to the market is this Detached Two / Three Bedroom Bungalow. Situated on a private plot with scope to extend STP and located in the highly desirable Village of East Bridgford. Accommodation comprising: Entrance Hall, Two /Three Bedrooms, Family Bathroom, light and bright Living Room, Kitchen, Garage with off street parking, good sized Gardens to the front and rear elevation with the Rear Garden being South West Facing. EPC Rating - D. Council Tax Band - D. Freehold. No Upward Chain.



Entrance

UPVC double glazed front door with side panel into Entrance Hall.

Entrance Hall

Doors to good sized storage cupboard, doors to accommodation and having loft hatch.

Living Room

16'0" x 10'10" (4.88 x 3.32)

A lovely light and bright primary reception with uPVC double glazed windows to the front and side elevations, television point and feature gas coal effect fireplace set onto a marble hearth and surround.

Kitchen

11'3" x 9'0" (3.44 x 2.75)

Fitted with a good range of solid wooden base and wall mounted units with work surface over, built-in under counter fridge, built-in washing machine, inset sink and drainer with traditional style mixer tap, built-in double electric fan assisted ovens and grill with four ring electric hob and extractor fan over, Slate flooring, wooden double glazed door to the side elevation and uPVC double glazed window to the front elevation.,

Bedroom One

10'9" x 10'10" (3.29 x 3.31)

UPVC double glazed window to the rear elevation and built-in furniture.

Bedroom Two

10'11" x 8'5" (3.34 x 2.59)

UPVC double glazed window to the rear elevation and built-in furniture.

Bedroom Three / Office

9'9" max x 5'6" max (2.99 max x 1.68 max)

UPVC double glazed window to the rear elevation.

Family Bathroom

5'6" x 8'6" (1.68 x 2.60)

Fitted with a three piece suite comprising: W.C., wash basin and panel bath with shower over, tiling to walls and floor and having uPVC double glazed window to the side elevation.

Garage

16'11" x 8'0" (5.18 x 2.46)

Garage door to the front elevation, light and power and housing the gas combination boiler.

Rear Garden

The sunny South West facing rear garden is laid mainly to lawn with pedestrian access down both sides of the property leading to the front.

Outside to the Front

The front garden is laid to lawn with a driveway providing off street parking for several vehicles.



Money Laundering Regulations

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

Agents Note

This property is Gas centrally heated, has mains drains, water and electric and broadband.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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GROUND FLOOR

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		
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		



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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