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29 Main Street, Nottingham, NG14 5DX

Asking Price £395,000

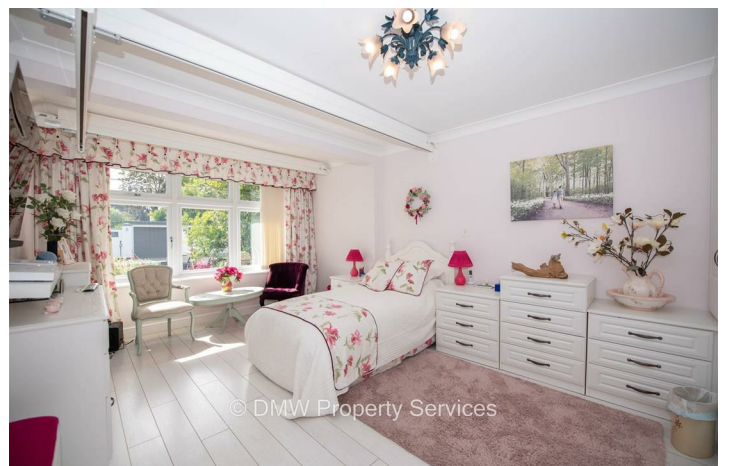
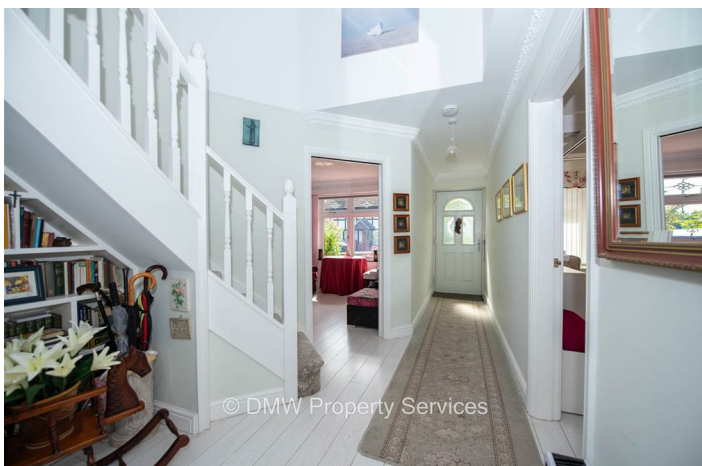
- Spacious, Redeveloped Three/Four Bedroom Semi Detached Dormer Bungalow
- Large Bedroom to the Ground Floor with Hoist
- First Floor Currently Set Out As A One Bedroom Flat
- Landscaped Front, Side and Rear Gardens
- No Upward Chain
- Lounge and Modern Breakfast Kitchen
- Wet Room
- Garage
- Superb Central Village Location

# 29 Main Street, Nottingham NG14 5DX

Substantial Extended and Redeveloped Dormer Bungalow. Superb Central Village Location. Currently Three Bedrooms but the Potential for Four. Spacious Lounge, Breakfast Kitchen, Wet Room, Bedroom with Built in hoist. First Floor currently set out as a one bedroom apartment with open plan Lounge/Kitchen/Diner, Bedroom and Shower Room. Garage. Landscaped Gardens to the Front, Side and Rear Elevations. No Upward Chain.



Council Tax Band: C



#### Entrance Hall

21'2 x 8'7

White wood effect flooring. Doors to the Lounge, Bedrooms, Wet Room and Breakfast Kitchen. Stairs to the first floor landing.

#### Lounge One

10'4 x 12'6

White wood effect flooring. Underfloor heating. Window to the front elevation. Granite window sills. Opens into further Lounge Area.

#### Lounge Two

10'4 x 12'6

White wood effect flooring. French doors to the side elevation. Window to the front elevation. Underfloor heating.

#### Breakfast Kitchen

A range of white high gloss base and wall units with integrated appliances to include; microwave, oven, dishwasher, fridge/freezer and washing machine. Breakfast Bar. Work surfaces with inset induction hob and sink unit. Extractor. Window and door to the rear. Underfloor heating. Spotlights to the ceiling.

#### Bedroom

11'4 x 17'4

White wood effect flooring. Underfloor heating. Built in wardrobes. Window to the front elevation. Built in hoist.

#### Bedroom Lobby

5'5 x 7'7

Panel heater. Opens into Bedroom.

#### Bedroom

10'6 x 12'2

Window to the side elevation. Vertical radiator. Wood effect flooring.

#### Wet Room

Low level flush toilet. Vanity unit with integrated wash hand basin. Shower area with full body shower. Window to the rear. Radiator. Extractor.

#### First Floor Landing

Opens into the Open Plan Lounge/Kitchen/Diner. Doors to the Bedroom and Shower Room.

#### Open Plan Lounge/Kitchen/Diner

23'6 x 16'5 max

Two dormer windows to the front elevation. Could be converted to a fourth bedroom. Two dormer windows to the rear. Kitchenette.

#### Bedroom

14'2 x 10'8

Two velux windows to the side. Large feature window to the front. Built in wardrobes.

#### Shower Room

Velux window to the side elevation. Large vanity unit with inset sink. Shower cubicle. Low level flush toilet.

#### Garage

Pedestrian access from the rear. Double opening doors to the front.

#### Exterior

Resin bond gravel to the front, side and rear. Various mature planting to all sides. Driveway to the right hand side of the property.





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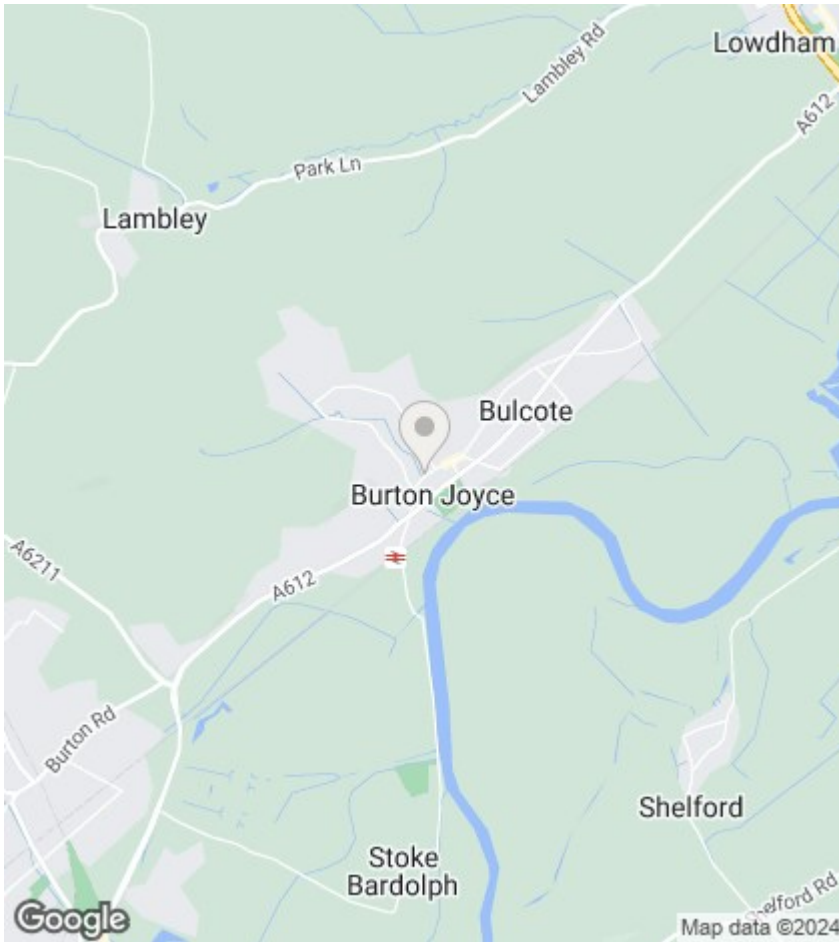
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## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

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