



Church Lane
Underwood Nottingham



Church Lane Underwood Nottingham NG16 5FS

for sale offers in the region of
£345,000



Property Description

Burchell Edwards are pleased to present this spacious 3 bedroom detached family home in the sought after location of Underwood. Church Lane is in close proximity to wide range of local amenities such as; bus routes , schools , parks and walks , shops and major road links. In brief the property comprises of an entrance hallway, Lounge , dining room , office space and W.C, kitchen and conservatory leading to the rear garden. To the first floor there are three well sized bedrooms and two en-suites as well as the family bathroom. Outside there is ample off road parking and electric vehicle charging point. To the rear there is a well maintained garden with lawn and patio area and a summer house with power and lighting. The property needs to be viewed to truly be appreciated.

Ground Floor

Lounge

14' 1" x 10' 11" (4.29m x 3.33m)

Situated to the front elevation with a large window looking out to the church , recently fitted carpet flooring , radiator and door to the dining room.

Dining Room

13' 10" x 8' 4" (4.22m x 2.54m)

Situated off front he lounge with ceramic tiled flooring , open planned into the large conservatory , radiator and door to the office space and W/C.

Kitchen

17' 5" x 7' 11" (5.31m x 2.41m)

Situated to the right hand elevation, and compromises of fitted wall and base units with complementary work surfaces over and tiled splash backs with an inset sink and drainer unit with mixer tap over. There is an oven, hob with extractor over and fuse board. window to the front elevation and door leading to the hallway with underfloor heating laminate flooring.

Office Area

8' 4" x 5' 2" (2.54m x 1.57m)

Currently laid out as the home office with laminate flooring and window to the rear elevation, door to the garden and door to the downstairs W/C and storage cupboard.

Conservatory

22' 5" Max x 14' 2" Max (6.83m Max x 4.32m Max)

Situated on the rear of the property this open space allows a great space to host and to spend time with friends and family , windows to the rear and side elevations, doors leading to the garden, underfloor heating and lighting with open plan to the dining area.



Landing

Bedroom One

12' 1" x 10' 11" (3.68m x 3.33m)
With wardrobes and door to the en-suite, carpet flooring and window to the front elevation and radiator

En-Suite

Fitted with a three piece en-suite comprising of a shower cubicle , W/C and wash hand basin.

Bedroom Two

11' 4" x 8' 5" (3.45m x 2.57m)
Situating to the front elevation with carpet flooring , radiator window to the front elevation and door to the en suite.

En-Suite

Fitted with a three piece en-suite comprising of a shower cubicle , W/C and wash hand basin.

Bedroom Three

13' 6" x 10' 5" (4.11m x 3.17m)
Positioned to the rear elevation with carpet flooring, radiator and window over looking the rear garden.

Bathroom

A fitted three piece suite comprising of a wash hand basin with taps over , low level W/C , bath with electric shower over and laminate flooring and tiled walls.

Outside

Front

The front of the property sits back from the road with ample off road parking a small lawned area and some mature shrubs keeping the privacy and creating a nice outlook from the lounge with the church opposite. There is also an electric car charging point and side gate leading to the rear garden.

Rear

The rear garden is fully enclosed with secured fenced boundaries, mature shrubs and mainly laid to lawn . There is also a patio seating area outside tap and summer house. The garden allows a great space to enjoy the warmer weather with friends and family and a great space to host.

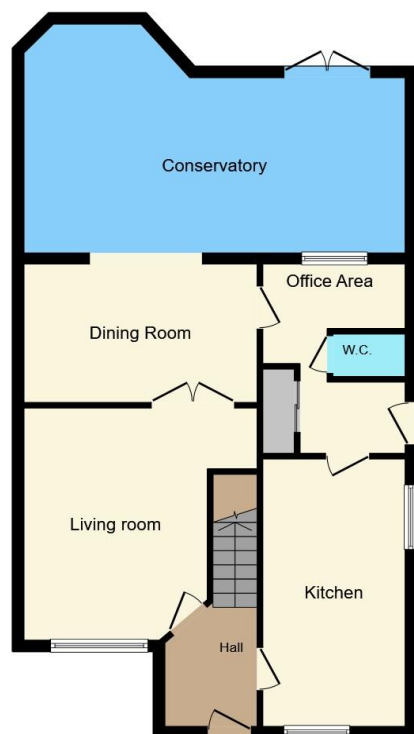
Summer House

15' 7" x 10' 4" (4.75m x 3.15m)
The summer house benefits from power and lighting and is currently being utilised as a home bar and family space with double opening doors to allow a great flow between inside the summer house and the garden space.





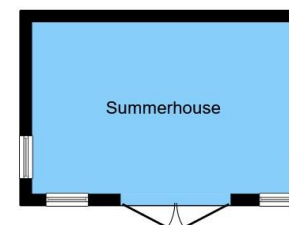




Ground Floor



First Floor



Summerhouse

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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134 Nottingham Road Eastwood
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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