



Bungalow - Semi Detached

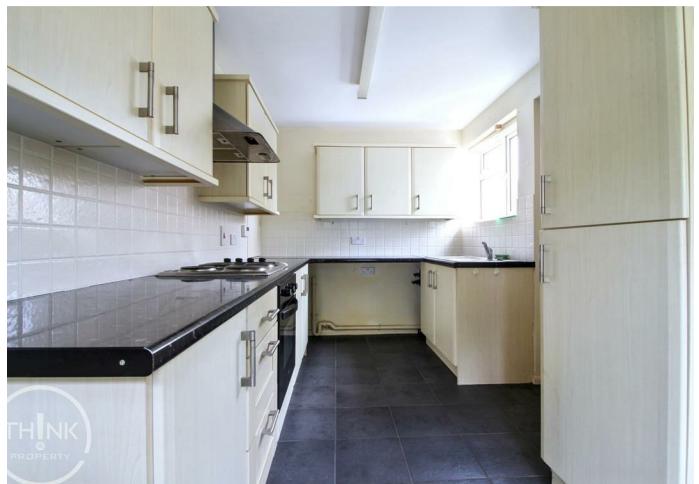
**54 ELM ROAD,
LINGWOOD, NR13
4TG**

Price Guide

£230,000

FEATURES

- No onward chain
- Two bedrooms
- Semi detached bungalow
- Lounge/dining room
- Extended garage with inspection pit
- Enclosed rear garden
- Cul de sac location
- Generous driveway



2 Bedroom Bungalow - Semi Detached located in Lingwood

Guide Price £230,000-£240,000

Nestled on the charming Elm Road in Lingwood, this delightful semi-detached bungalow offers a perfect blend of comfort and practicality.

Upon entering, you are welcomed into the hallway which leads on to the bright and airy lounge/dining room, which serves as the heart of the home.

This versatile space is perfect for both relaxation and entertaining, providing a warm atmosphere for family gatherings or quiet evenings in. The well-appointed layout ensures that every corner of the bungalow is utilised effectively.

The property boasts a tandem length garage, complete with an inspection pit, offering ample storage and the potential for a workshop or hobby space. Additionally, the driveway accommodates multiple vehicles, ensuring convenience for residents and guests alike.

Step outside to discover a private enclosed rear garden, a tranquil retreat where you can enjoy the outdoors in peace. This space is perfect for gardening enthusiasts or simply unwinding in the fresh air.

With its desirable location in Lingwood, this bungalow is well-connected to local amenities and transport links, making it an excellent choice for those seeking a serene yet accessible lifestyle. This property presents a wonderful opportunity to create a comfortable home in a friendly community. Don't miss your chance to view this charming bungalow; it could be the perfect place for you to call home.

Entrance Hall

Tiled flooring, doors to bathroom, lounge and bedrooms

Lounge/ Dining Room

20'1" x 11'11"

Fitted carpet, fireplace with back boiler system, double glazed window to rear, door to kitchen

Kitchen

14'4" x 7'6"

Tiled flooring, range of fitted base and wall units with rolled edge work surfaces over, integrated oven, electric hob and extractor hood, plumbing and space for washing machine, space for freestanding fridge/ freezer, tiled splashbacks, double glazed window to side and rear, door to garage

Bedroom One

13'9" x 8'3"

Fitted carpet, radiator, double glazed window to front, range of fitted bedroom furniture

Bedroom Two

10'1" x 9'5"

Fitted carpet, radiator, double glazed window to front

Bathroom

Tiled flooring, low level WC, pedestal wash basin, panelled bath with electric shower over, part tiled walls, radiator, heated towel rail, access to loft space, obscure double glazed window to side, shaver point and airing cupboard





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Outside

To the front is a hard standing driveway with shingled areas providing off road parking for multiple vehicles with a range of mature plants, trees and shrubs with access leading to the garage.

The rear garden is private and enclosed with a hard standing patio area and walkway, lawn gardens, a range of mature plants, trees and shrubs and access to the garage.

Garage

Tandem length garage with inspection pit and access to the garden.

Call us on

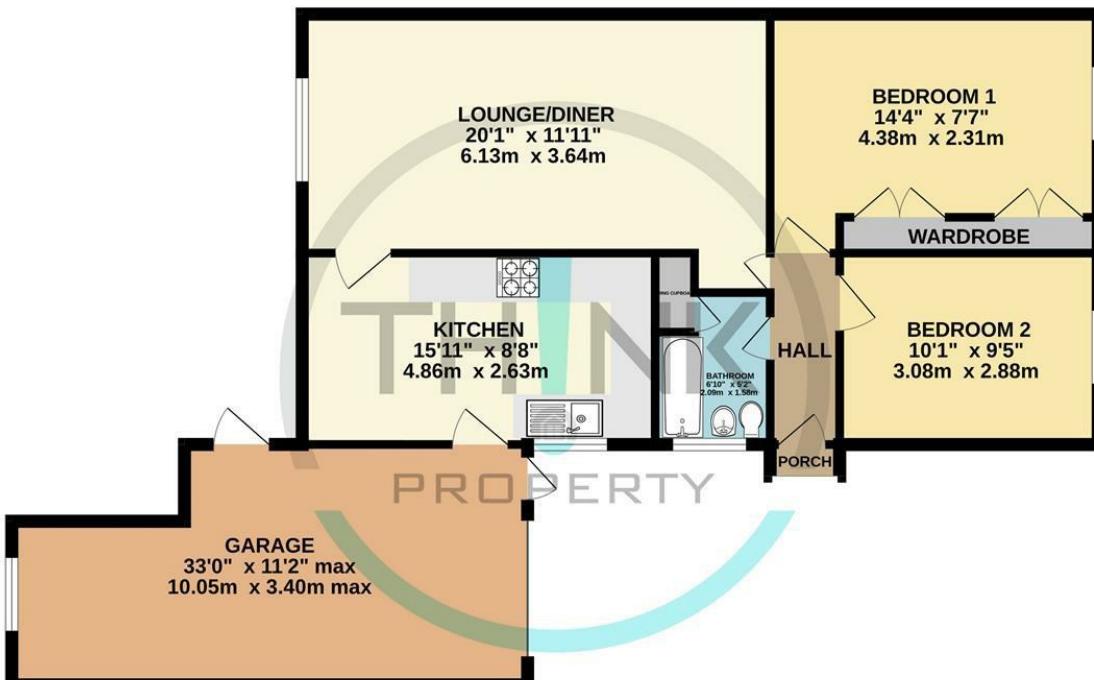
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Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	62
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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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