



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

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Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Viewing Strictly By Appointment Only

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Chapel Gate Lane, Langley Mill, NG16 4HN | Freehold

Offering deceptively spacious accommodation ideal for first-time buyers or families alike, the property benefits from a generously sized lounge, a spacious dining kitchen, utility room, three bedrooms, and a master bedroom with en-suite facilities. Externally, there is a tiered rear garden, driveway for two vehicles, and a detached garage with electric car charging point.

- Attractive And Contemporary Modern Semi-Detached Home
- Deceptively Spacious Accommodation
- Driveway For Two Vehicles And Detached Garage
- EPC Rating B, Standard Construction
- Council Tax Band C, Freehold





Freehold

A Moving Experience...



Full Description:

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby, cloakroom/WC, good size lounge and spacious dining kitchen with integrated appliances. There is also the benefit of a utility room.

To the first floor the landing provides access to three bedrooms, master bedroom with en-suite shower room and family bathroom.

Outside, there is a garden area to the front elevation together with a driveway providing off-road parking for two vehicles leading to a brick-built detached garage. There is an enclosed and tiered rear garden.

Chapel Gate Lane is a cul-de-sac location of modern properties and is well situated for local amenities together with road links including the A610, M1 motorway and A38 respectively.

Room Measurements & Details:

- Entry: (5'9" x 3'8") 1.75 x 1.12
- Living Room: (13'10" x 15'5") 4.22 x 4.70
- Dining Kitchen: (16'7" x 15'9") 5.05 x 4.80
- Utility Room: (5'2" x 5'9") 1.57 x 1.75
- First Floor Landing: (3'5" x 10'1") 1.04 x 3.07
- Bedroom One: (11'3" x 9'9") 3.43 x 2.97
- En-Suite Shower Room: (4'2" x 5'7") 1.27 x 1.70
- Bedroom Two: (9'9" x 11'3") 2.97 x 3.43
- Bedroom Three: (6'7" x 10'10") 2.01 x 3.30
- Bathroom: (6'6" x 6'2") 1.98 x 1.88

Outside:

There are gardens to both front and rear elevations. A driveway to the side elevation provides off-road parking for two vehicles and leads to a DETACHED BRICK-BUILT GARAGE with up and over door, light and power.

There is gated access leading to the tiered rear garden arranged for ease of maintenance having artificial turn on three levels and incorporates a paved patio area to the first tier. Cold water tap and outside lighting.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
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