



Andrews Drive  
Langley Mill Nottingham

burchell  
edwards

# Andrews Drive Langley Mill Nottingham NG16 4GT

for sale offers over  
**£300,000**



## Property Description

We are pleased to present this very well presented three bedroom detached bungalow, Set in the ever so popular residential location of Langley Mill. Andrew's drive is within easy access to the local shop's schools, bus routes and major road links.

The accommodation briefly comprises of; open entrance hallway, lounge diner to the front, kitchen, three bedrooms and two-family bathroom suites to the front there is ample off-road parking access to the side and front with EV charging point. The garden is of low maintenance, with hedged boundaries and allows a great space to enjoy the warmer months with friends and family.

The property is both double glazed and gas central heated. A viewing is highly recommended to appreciate what the property has to offer.

## Entrance Hall

Accessed via a composite door to the front with carpet flooring.

## Dining Room

19' Max x 11' Max ( 5.79m Max x 3.35m Max )  
Having a double glazed window to the front with a radiator and carpet flooring.

## Lounge

23' 3" x 15' 9" ( 7.09m x 4.80m )  
Having two double glazed UPVC windows to the rear, radiator and carpet flooring.

## Kitchen

12' 5" x 14' ( 3.78m x 4.27m )  
Fitted with matching wall and base units with complementary work surfaces over with an inset composite sink and drainer unit with mixer tap over. Having an electric cooker, gas hob, tiling to the splashbacks and a double glazed window to the front.

## Utility Room

8' 10" x 7' 7" ( 2.69m x 2.31m )  
Having space and plumbing for a washing machine, vinyl flooring and door to the rear.



### Bedroom One

.10' 10" x 10' 2" ( 3.30m x 3.10m )

Having a double glazed window to the side, radiator and carpet flooring.

### Bedroom Two

11' 2" x 8' 11" ( 3.40m x 2.72m )

Having a double glazed window to the side, radiator and carpet flooring.

### Bedroom Three

12' x 11' 11" ( 3.66m x 3.63m )

Having a double glazed window to the side, fitted wardrobes, radiator and carpet flooring.

### Shower Room

Fitted with vanity unit with W/C, shower cubicle, towel rail, laminate flooring and a double glazed window to the side.

### Bathroom

Fitted with a freestanding bath, pedestal wash hand basin and W/C. With tiling to the walls and floor and a double glazed window to the rear.

### Outside

#### Front

To the front you will find a driveway providing ample off-road parking.

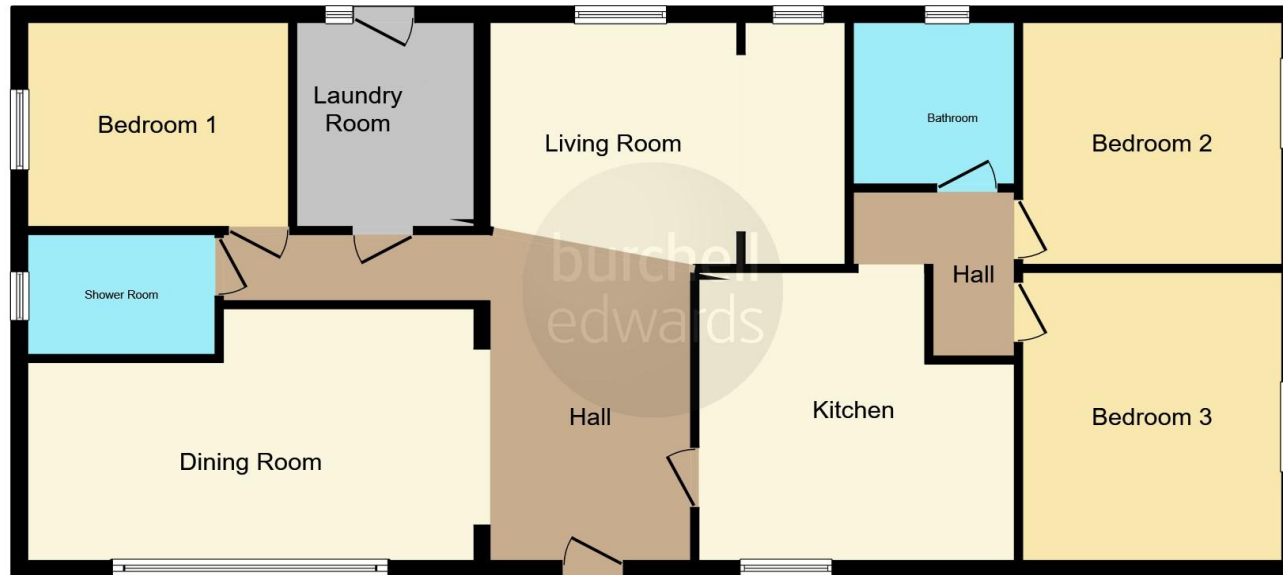
#### Rear

To the rear you will find a low maintenance garden offering a patio seating area and lawned area.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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