

# HoldenCopley

PREPARE TO BE MOVED

Lenton Manor, Lenton, Nottinghamshire NG7 2FW

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Guide Price £200,000

GUIDE PRICE £200,000 - £230,000

NO UPWARD CHAIN...

This well-presented two-bedroom detached bungalow offers deceptively spacious accommodation and is ideal for a wide range of buyers, including anyone looking to move straight in. Situated in a well-connected and convenient location, the property is set within a desirable private residential estate, offering a peaceful setting. It is within easy reach of a variety of local amenities, excellent transport links, and just a short distance from the University of Nottingham and Queen's Medical Centre. There are also several highly regarded primary schools nearby, making this an excellent option for families. Edna G. Olds Academy, rated Outstanding by Ofsted, is particularly close, along with other well-rated schools such as Dunkirk Primary School and Berridge Primary School. Internally, the property comprises an entrance hallway, a reception room, a well-appointed fitted kitchen, two good-sized bedrooms, and a three-piece bathroom suite. There is also access to the loft, providing useful additional storage space. The property further benefits from a modern system boiler, ensuring energy-efficient heating throughout. Externally, the property enjoys a garden to the front and rear, to the front a garden with a neatly maintained lawn and the rear features a paved patio seating area, a pergola, a well-kept lawn, and a handy garden shed. There is also a garage providing additional storage or secure parking, along with two parking permits for off-road parking, offering ample convenience for residents and visitors alike.

MUST BE VIEWED



- Detached Bungalow
- Two Bedrooms
- Reception Room
- Well Appointed Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Permit Parking & Garage
- Well-Connected Location
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed

## ACCOMMODATION

### Hallway

9'4" max x 8'9" (2.87m max x 2.69m)

The hallway has an entrance mat, carpeted flooring, a radiator, access into the loft and a single UPVC door providing access into the accommodation.

### Living Room

15'6" x 9'5" (4.74m x 2.89m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and coving.

### Kitchen

9'4" x 9'2" (2.86m x 2.80m)

The kitchen has a range of fitted base and wall units with worktops, tiled splashback, an integrated oven, a hob with an extractor hood, a washing machine, space and plumbing for a dishwasher or tumble dryer, a fridge-freezer, a stainless steel sink and a half with a drainer, a built-in cupboard, vinyl flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Master Bedroom

11'11" x 9'4" (3.65m x 2.87m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

### Bedroom Two

9'5" x 9'3" (2.88m x 2.83m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

### Bathroom

6'1" x 5'8" (1.87m x 1.73m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with an electric shower, waterproof wall panels, vinyl flooring, a chrome heated towel rail and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

Outside there is a garage, two parking permits for off-road parking, a front garden with a lawn and a rear garden with a paved patio seating area, a pergola, a lawn and a shed.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000 Mbps and Upload Speed 100 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Service Charge in the year marketing commenced (EPA): £232.78

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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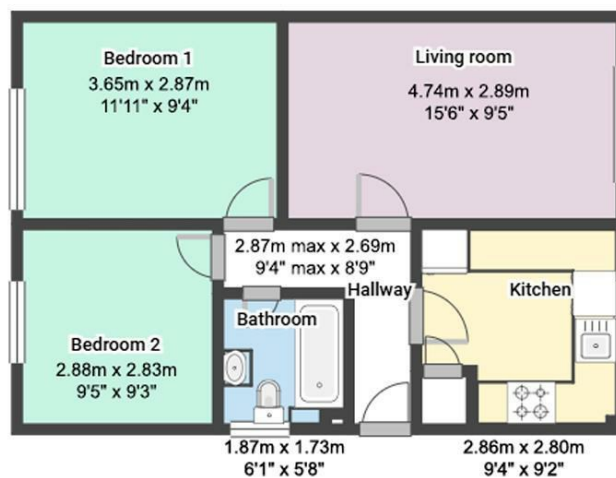
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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