

**37 FIELD LANE
NOTTINGHAM**

£1,200 PCM

A 2 bedroom detached bungalow with stunning views from the living area and rear garden, with full maintenance of the garden included within the rent!



- Detached property with driveway and garage
- Stunning views seen from the living areas and rear garden
- Rear garden fully maintained by the Landlord

Open living / kitchen area

The spacious open-plan living and kitchen area must be viewed to be fully appreciated. It features freshly painted walls, light oak laminate flooring, and floor-to-ceiling windows with French doors fitted with vertical blinds, overlooking the beautifully maintained garden (5.24m x 1.71m.) The kitchen is equipped with an oven, gas hob, and sleek grey fitted units, with plumbing in place for both a washing machine and dishwasher.

Master Bedroom

The master bedroom is a double finished with grey fitted carpet and white walls, creating a bright and airy space, and benefits from fitted blinds and curtain poles.

Bedroom 2

The second double bedroom is also a double features grey fitted carpet, white walls and fitted blinds with curtain poles, offering a comfortable and bright room.

Shower Room

The shower room has been designed with accessibility in mind and includes modern marble-effect aqua panelling, a WC, sink, and a walk-in mixer shower with a glass shower screen.

Garage

The property benefits from a garage to the side, which is fitted with power and lighting and can also be accessed internally from the house. To the front, there is a driveway providing off-road parking for at least two vehicles. Side access to the property is available via a secure metal gate. There is an additional storage room to the rear of the property handy to store garden furniture (0.98m x 1.53m.)

To the rear, the property boasts a mature garden with a patio

area, ideal for outdoor enjoyment. The rear garden is fully maintained by the landlord as part of the monthly rent.

Location

Located in the popular Beeston/Chilwell area, offers easy access to local shops and amenities, with larger supermarkets nearby. The property benefits from excellent transport links, including nearby bus stops and NET tram stops, as well as convenient access to Beeston and Attenborough train stations. Local schools and community facilities are also close by, making this a well-connected and convenient location.

Relevant information

Gas central heating throughout and double glazing.

Access: Small step into the property at the front and back door.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

Coal mining area location: Not located on the coalfield.

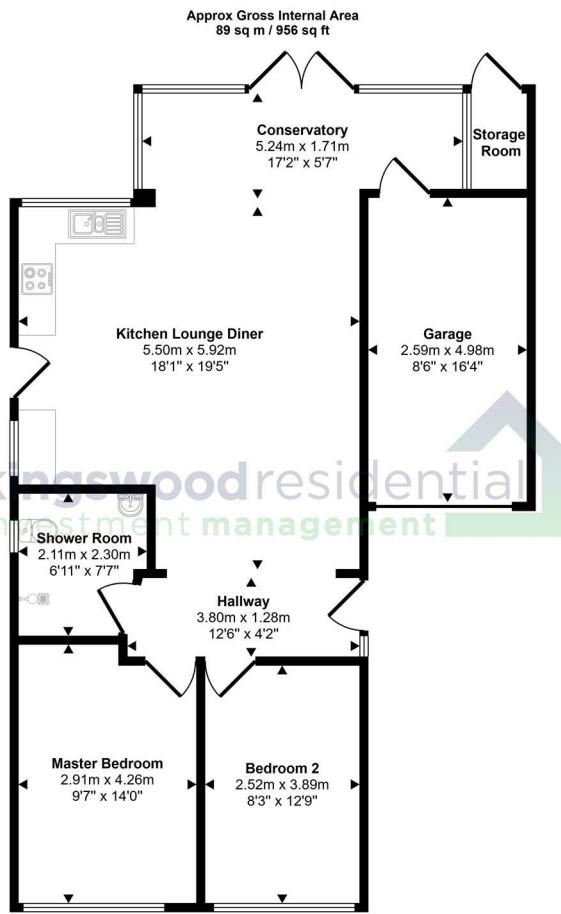
Any planning permission in the area:

<https://publicaccess.broxtowe.gov.uk/online-applications/>



- Spacious open plan living / kitchen • Two double bedrooms • Sought after location • Beeston town centre within 1 mile • Public transport links nearby • Council tax band = C • EPC Rating = C





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

EPC Rating: C **Council Tax Band: C**

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/tenants are advised to recheck the measurements

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