



Summer End 335 Mapperley Plains, NG3 5RG
£1,250 Per Calendar Month





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- Detached bungalow
- Large mature plot
- Sun lounge & conservatory
- Two double bedrooms
- Modern kitchen & bathroom
- Private road

A spacious detached bungalow situated on a private driveway with a large mature plot. Two double bedrooms, modern kitchen and bathroom, living room leading to a centrally heated sun lounge, plus a second conservatory located off the kitchen. Detached garage, UPVC double glazing, and gas central heating with combination boiler!



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Overview -

The property comprises -

Entrance Porch

With UPVC double-glazed entrance door, light, power and original stained glass secondary door to the hallway.

Hallway

With loft access, radiator and doors to both bedrooms, living room, bathroom and kitchen.

Living Room

Having a tiled fireplace and hearth with coal effect electric fire and decorative Adam-style Mahogany coloured surround. Radiator, two UPVC double glazed side windows, ample power points and UPVC double-glazed double doors to the sun lounge.

Sun Lounge

Being UPVC double-glazed with ceiling downlights, ample power points, radiator and double doors leading out to the rear garden.

Breakfast Kitchen

A range of wall and base units with doors in a cream gloss with tiled splashbacks and granite effect worktops with inset one and a half bowl stainless steel sink unit and a drainer. Appliances consist of an integrated brushed steel trim electric oven, four-ring halogen hob with brushed steel and glass extractor, integrated dishwasher, washing machine, fridge and freezer. Concealed Ferroli combination gas boiler, cupboard housing the RCD board and smart electric meter, multiple LED downlights, radiator, UPVC double glazed rear window and UPVC double glazed window and door to the side leading through to the conservatory.

Conservatory

Being UPVC double glazed with a pitched polycarbonate roof, radiator, grey wood effect floor covering, power points and door doors to the side.

Bedroom 1

UPVC double-glazed bay window to the front with two radiators.

Bedroom 2

UPVC double-glazed bay window to the front with two radiators.

Bathroom

Consisting of a feature large bath with central mixer tap and shower attachment. Separate large cubicle with chrome main shower, dual flush toilet and twin semi pedestal sinks with LED illuminated vanity mirrors. Fully tiled walls, contrasting tiled floor, ladder tower rail, multiple ceiling downlights, radiator and two UPVC double-glazed rear windows.

Outside

Straight off the private driveway there is ample car parking, with double wrought iron gates leading onto the main driveway and front gardens. The block-paved driveway provides parking for several further vehicles, with a detached brick-built garage, a large front lawn with mature shrubs and borders. Front-mounted halogen security lights, outside tap, and gated access on either side leading to the rear. To the left-hand side, there's a part-paved courtyard area, with wrought iron railings, gate to the main rear garden and a door to part of the detached brick outbuilding. The rear lawn is also a great size with mature borders and partially fenced, with access to additional parts of the outbuilding.

Material Information

DEPOSIT - £1440. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited to the security deposit when acceptable references are completed.

AVAILABLE - Now, long term.







MANAGEMENT OF TENANCY - The landlord will be managing the property.

FLOOD RISK: Very low.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - Eon.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band D - Gedling Borough Council.

BROADBAND AVAILABILITY - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

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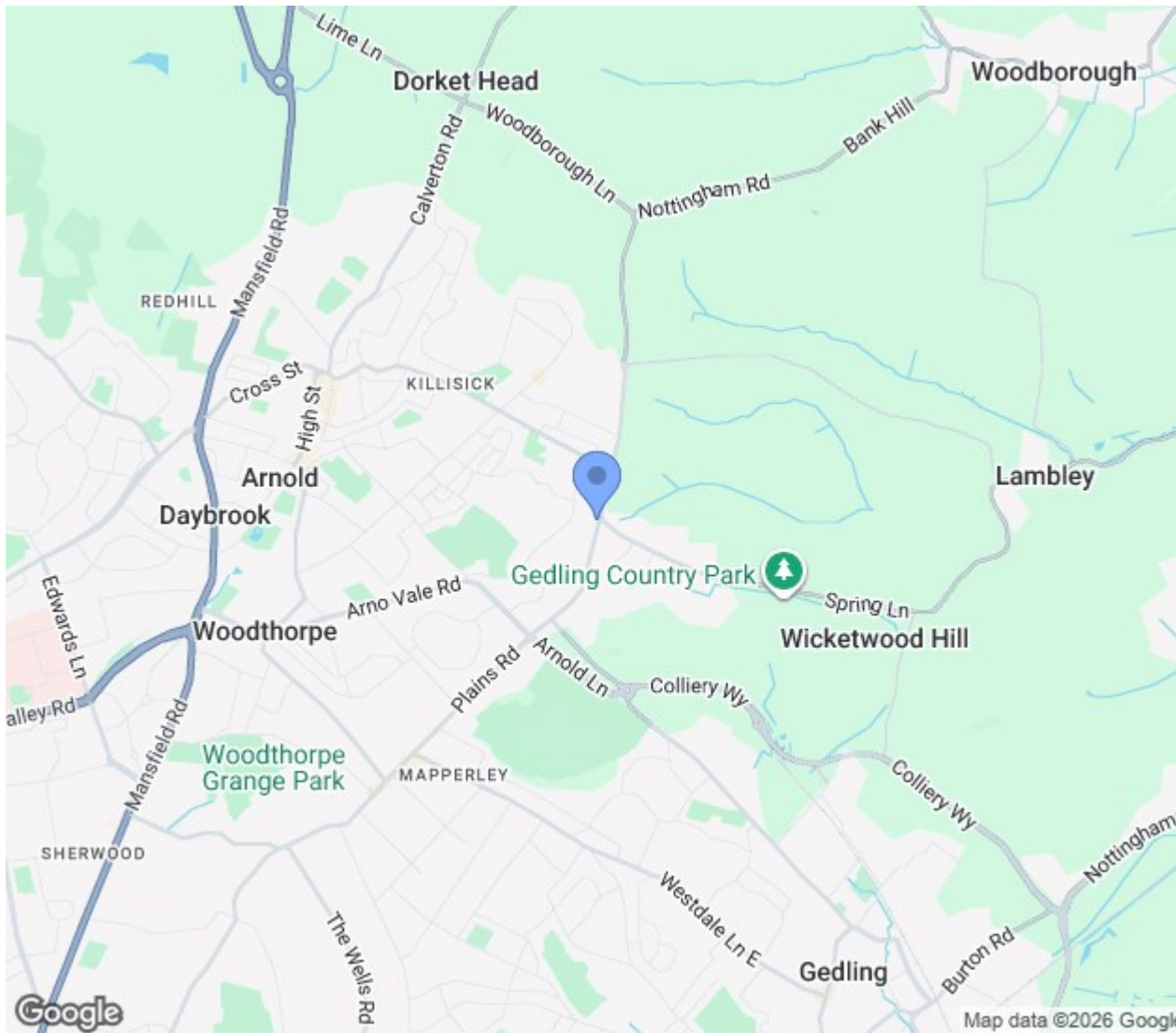
ELECTRIC CAR CHARGER POINT - Not available.

ACCESS AND SAFETY INFORMATION - Level access.

References and credit checks will be required.







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

Please contact us on
0115 953 6644 or
lettings@marriotts.net
should you wish to arrange
to view this property
or if you require any
further information.

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4. Credit checks and tenant screening - if your application is successful, subject to contract, Marriotts will ask you to complete a credit check, along with employment and previous landlord references, along with a Right to Rent check.

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