



Baulk Lane  
Stapleford, Nottingham NG9 8BG

A TWO DOUBLE BEDROOM DETACHED  
BUNGALOW.

**£395,000 Freehold**



Situated on a corner plot in this highly regarded residential area is this well appointed two double bedroom detached bungalow.

This property comes to the market in a ready to move into condition and has features including gas fired central heating served from a combination boiler, double glazed windows throughout and a heat recovery system improving the ventilation and fresh air.

Leading through the entrance porch is a welcoming and spacious central hallway. There is a generous living room with large windows, modern fitted kitchen with built-in appliances, and a semi open plan dining kitchen with plenty of space for a dining table. There is a useful utility room and double glazed conservatory enjoying aspects over the rear garden.

A driveway provides off-street parking for two cars and the garage has been reduced in size to allow for the utility room which currently offers a great storage area. Located on the flat with good sized yet manageable gardens. The property is conveniently situated on the border of Bramcote and Stapleford and within a short walk of a bus route, doctors and dentist. The nearby towns of Stapleford and Beeston offer a variety of shops and facilities. For those who enjoy walking, this no-through road leads to a bridle and footpath leading through fields to various local destinations.

Internal viewing of this spacious bungalow comes highly recommended.



## ENTRANCE PORCH

Double glazed windows and French doors. Glazed window and door leading to hallway.

## HALLWAY

13'6" increasing to 17'6" x 8'2" (4.14 increasing to 5.35 x 2.50)

A spacious and welcoming central hallway with full height cloaks cupboard, radiator.

## LIVING ROOM

16'0" x 13'10" (4.89 x 4.23)

Inset cast iron log burner. Radiator, large double glazed windows to the front bringing in an abundance of light.

## DINING KITCHEN

### DINING AREA

15'3" x 10'10" (4.66 x 3.32)

Radiator, wood block flooring continuing through to the kitchen, double glazed windows, double glazed French doors opening to the conservatory. Door to utility room.

### KITCHEN AREA

10'4" x 8'1" (3.16 x 2.48)

Range of modern fitted wall, base and drawer units with worktops and inset one and a half bowl stainless steel sink unit with single drainer. Cooker point, integrated dishwasher, fridge/freezer and useful pull-out larder unit. Double glazed window to the rear, double glazed door to the rear.

## UTILITY ROOM

10'5" x 6'8" (3.18 x 2.04)

Wall and base cupboards, work surfacing, plumbing and space for washing machine. Tumble dryer space, wall mounted Baxi gas fired combination boiler (for central heating and hot water). Loft hatch.

## CONSERVATORY

19'7" x 7'5" (5.98 x 2.28)

uPVC double glazed construction with a glass roof. Door to rear garden.

## BEDROOM ONE

12'11" x 11'11" (3.95 x 3.64)

Fitted wardrobes, radiator, double glazed window to the front.

## BEDROOM TWO

12'1" x 11'0" (3.69 x 3.37)

Radiator, double glazed window to the side.

## BATHROOM

6'10" x 9'1" (2.10 x 2.77)

Three piece suite comprising pedestal wash hand basin, panel bath and walk-in shower enclosure with electric shower. Vanity unit, heated towel rail, tiling to walls, double glazed window.

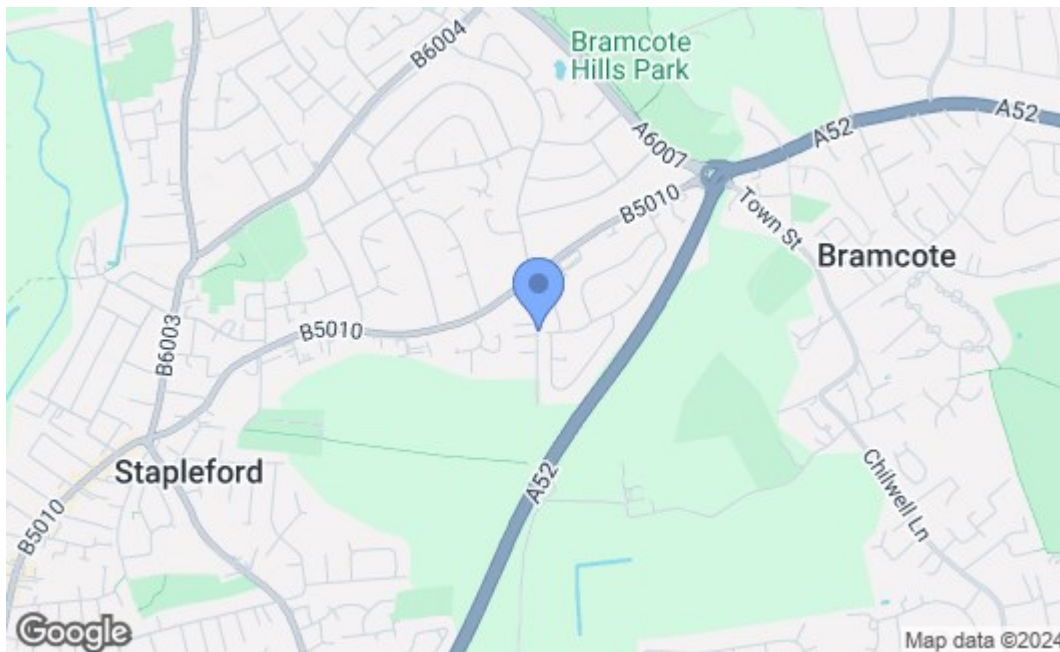
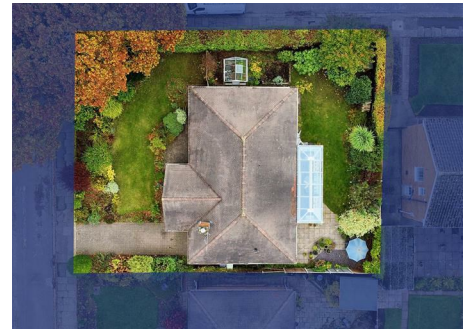
## SEPARATE WC

housing low flush WC, double glazed window.

## OUTSIDE

The property is situated on a corner plot set back from the road with a driveway providing off-street parking for at least two vehicles leading to a garage which has been shortened to provide the utility room and is therefore for storage only. The front garden is laid to lawn with deep set mature flower and shrub borders. There is a gated pedestrian access to the side leading to the rear garden which is enclosed. There is a further garden area to the far side with raised vegetable planter and greenhouse. There is a further pedestrian gate leading to the front of the property.





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			
		67	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.