

Robert Ellis

look no further...



Meadow Lane,
Chilwell, Nottingham
NG9 5AA

£240,000 Freehold

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Situated in the sought-after area of Meadow Lane, Beeston, Nottingham, this delightful bungalow offers fantastic potential for the incoming purchaser to upgrade and remodel. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The two well-proportioned bedrooms ensure a restful retreat, making it an ideal home for couples or small families.

The bungalow features a well-appointed bathroom, designed for both functionality and comfort. The layout of the home promotes a sense of openness, allowing natural light to flow through the living spaces, creating a warm and inviting atmosphere.

One of the standout features of this property is the generous parking space. This is a rare find in the area, providing peace of mind for those with multiple cars or visitors.

Situated in a desirable location, this bungalow is close to local amenities, parks, and excellent transport links, making it a convenient choice for daily living. Whether you are looking to downsize or seeking a first home, this property presents a wonderful opportunity to enjoy a tranquil lifestyle in a vibrant community.

Do not miss the chance to make this charming bungalow your new home.



Kitchen Diner

22'0" x 7'6" (6.71m x 2.30m)

UPVC double glazed door through to the open plan kitchen diner. Kitchen area comprises, a range of wall and base units with work surfacing over and tiled splashbacks, one and half bowl sink with drainer and mixer tap. Space and fittings for freestanding appliance to include electric cooker, fridge freezer and washing machine. Three UPVC double glazed windows, two to the front aspect and one to the side aspect.

Lounge

13'3" x 12'4" (4.04m x 3.76m)

A carpeted reception room, with radiator, electric fireplace and two UPVC double glazed windows to the front and side aspect.

Inner Hallway

A carpeted space with access to the loft hatch and doors leading into the lounge, kitchen diner, bathroom and two bedrooms.

Bedroom One

12'4" x 11'11" (3.78m x 3.65m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two

12'0" x 11'4" (3.66m x 3.47m)

A carpeted double bedroom, with radiator and UPVC double glazed French doors out to the garden.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, fitted bath with electric power shower above, fully tiled walls, radiator and UPVC double glazed window to the rear aspect.

Outside

To the front is a paved driveway with ample off-road parking and a well maintained lawned space with hedged boundaries providing privacy. An enclosed paved courtyard making an ideal seating area with access to the rear of the garage. The garage is also access from the side of the bungalow for additional parking.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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