

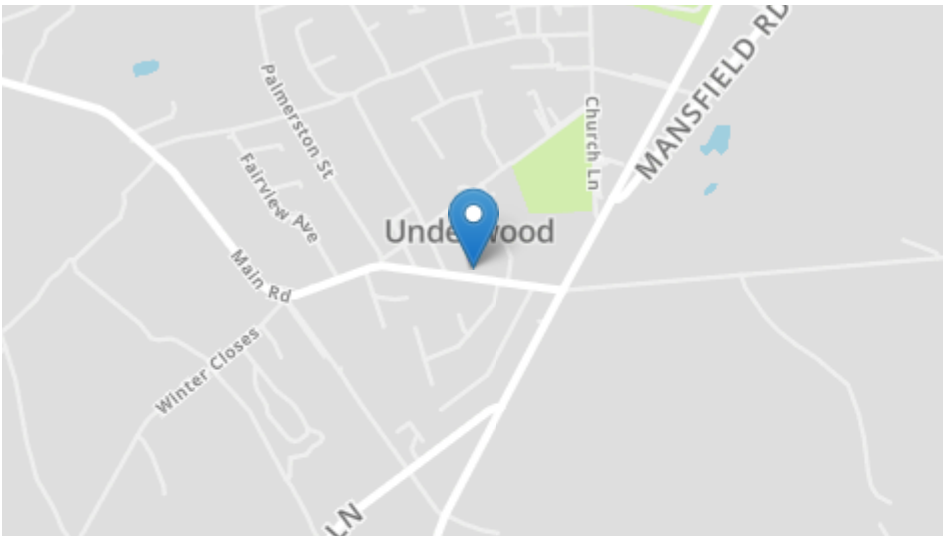
Main Road, Underwood, NG165GF

£325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	79
England, Scotland & Wales		
EU Directive 2002/91/EC		



want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
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or email  
mail@watsons-residential.co.uk  
Ref - 29062246

- Detached Dormer Bungalow
- 3 Double Bedrooms (1 First Floor)
- Ground Floor 4 Piece Bathroom
- First Floor En Suite Shower Room
- Two Reception Rooms
- Large Utility with Dining Area
- Fitted Kitchen
- Gated Driveway & Double Garage
- Enclosed Rear Garden
- No Chain

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
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\*\*\* DOWNSIZE WITHOUT COMPROMISE \*\*\* This spacious chalet bungalow is offered for sale in this much sought after area of Underwood with the added benefit of NO UPWARD CHAIN. The accommodation comprises in brief; porch, entrance hall, lounge, dining room, dining kitchen and a utility room/breakfast room which could be converted into a home office or sitting room. There are two ground floor double bedrooms and a bathroom fitted with a 4 piece suite. On the first floor, you'll find a further double bedroom and a shower room. Outside to the front, double gates lead to the driveway which provides ample off road parking and gives access to the double garage whilst the rear garden offers great outside entertaining or relaxing space. Main Street Runs through the village of Underwood and is within walking distance to a number of village amenities including a convenience store and bus stops, with routes to various destinations. Dog owners and keen walkers will particularly appreciate the easy access to countryside walks and nature trails. For more information or to book your viewing, call our team.

Ground Floor

Porch

UPVC double glazed windows and entrance door, tiled flooring and wooden door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator and doors to the lounge, bedrooms 2 & 3 and dining room.

Lounge

5.0m (into the bay) x 3.52m (16' 5" x 11' 7") Feature cast iron fire with hearth and solid wood surround, uPVC double glazed bay window to the front and radiator.

Dining Room

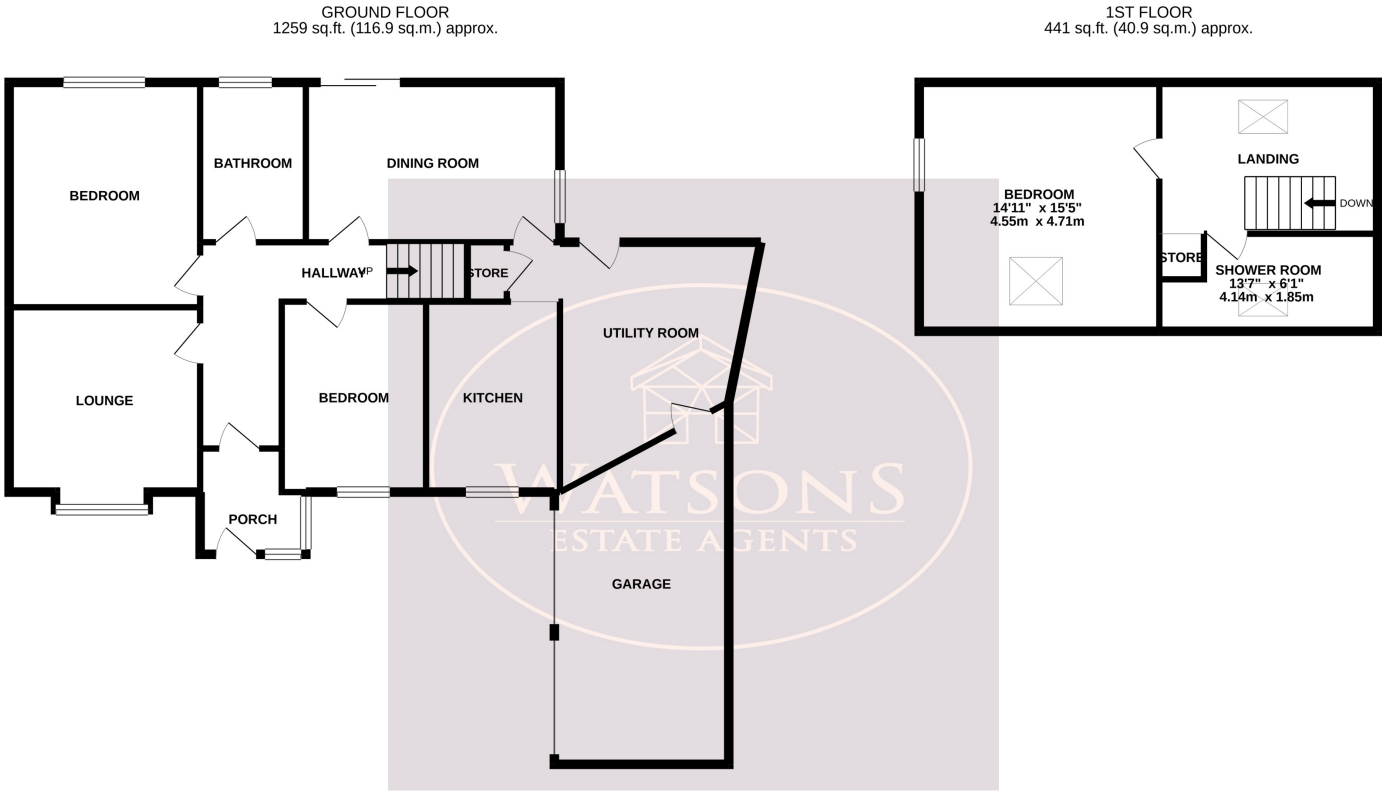
4.83m x 3.03m (15' 10" x 9' 11") Obscured uPVC double glazed window to the side, radiator, door to the kitchen and sliding patio doors to the rear garden.

Kitchen

3.71m x 2.36m (12' 2" x 7' 9") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated waist height oven & grill and gas hob with extractor over. Plumbing for dishwasher, ceiling spotlights and boiler.

Utility

3.49m (5.1m max) x 4.48m (2.63m min) (11' 5" x 14' 8") A range of base units, work surfaces incorporating a stainless steel sink & drainer unit. Plumbing for washing machine, radiator, uPVC double glazed window to the front and doors to the garage and rear garden.



Bedroom 2

4.24m x 3.61m (13' 11" x 11' 10") UPVC double glazed window to the rear, a range of fitted furniture and radiator.

Bedroom 3

3.55m x 2.77m (11' 8" x 9' 1") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite comprising WC, pedestal sink unit, bath and shower cubicle with electric shower over. Obscured uPVC double glazed window to the rear, ceiling spotlights, extractor fan and radiator.

First Floor

Bedroom 1

4.70m x 4.50m (15' 5" x 14' 9") Velux uPVC double glazed window to the side, and radiator.

En Suite

WC, vanity sink unit and shower cubicle with electric shower over. Velux window and radiator.

Outside

To the front of the property, double gates lead to the driveway which provides ample off road parking and gives access to the double garage with 2 up and over doors. The generous rear garden is well established with a patio area, lawn, a range of plants and shrubs and mature trees which provide an excellent level of privacy.