

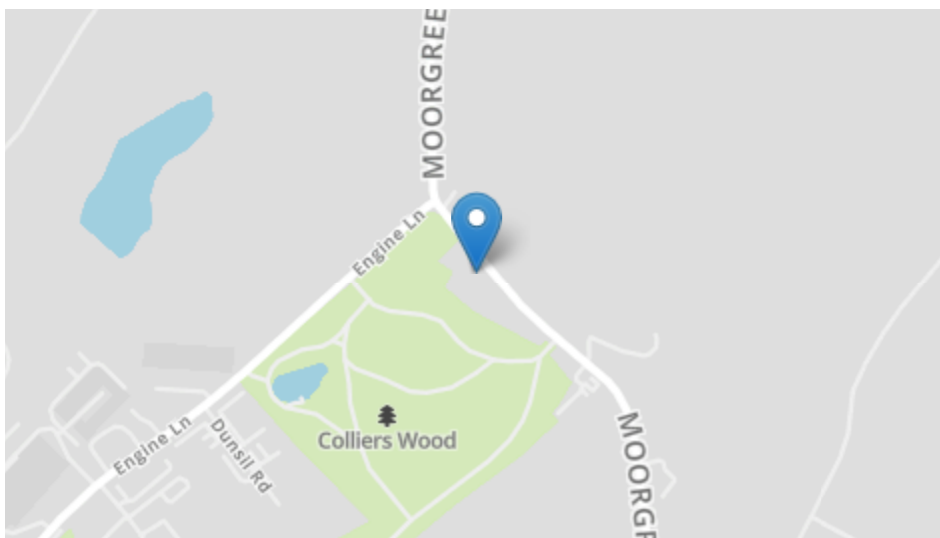
Moorgreen, Newthorpe, NG16 2FF

Offers Over £500,000



Moorgreen, Newthorpe, NG16 2FF

Offers Over £500,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Bungalow
- 4 Bedrooms Including Annex
- Generous Lounge
- Breakfast Kitchen
- Generous Off Street Parking
- Self Contained Annex with 2 En Suites
- Private Landscaped Garden
- Semi Rural Location
- Ease Of Access To M1

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 25074888

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
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** GET MORE IN MOORGREEN! *** Not only is Holly Lodge an EXTENDED 2 bedroom detached bungalow in a sought-after location, there is a separate annex with a further 2 bedrooms, each with en suite! Further benefits include below ground level space and extensive kennels alongside. This could be the perfect way of pooling buying power with parents. The accommodation comprises in brief: entrance hall, lounge, breakfast kitchen, utility room, gym (below ground level), 2 DOUBLE bedrooms and bathroom. Annex: lounge diner, kitchen, 2 DOUBLE bedrooms (each with en suite). Outside, the setting is simply superb, with both properties enjoying the landscaped garden, giving total privacy and beautiful greenery without requiring excessive maintenance. There is a lovely patio area between the two properties and currently generous kennel space to the rear. Accessed by electric gates, a driveway to the front provides parking for multiple vehicles and there is an electric car charging point. This is a rare opportunity and we would urge you to arrange a viewing to see how this superb property could work for you.

Ground Floor

Entrance Porch

Entrance porch to the side, door to the entrance hall. Plumbing for washing machine and storage cupboard.

Entrance Hall

Tiled flooring, built in storage cupboard housing the wall mounted combination boiler and solar controls. Doors to all rooms.

Lounge

6.06m x 3.85m (19' 11" x 12' 8") UPVC double glazed windows to the front & side, uPVC double glazed bay window to the side, wooden fire place surround and radiator.

Breakfast Kitchen

3.57m x 3.19m (11' 9" x 10' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include an electric Range cooker with Range extractor over, fridge freezer and dishwasher. UPVC double glazed windows to both sides, breakfast bar and sliding door to the lounge. Steps down to the utility room.

Utility Area

3.67m x 3.51m (12' 0" x 11' 6") Plumbing for washing machine and door to the gym.

Gym

3.58m x 3.45m (11' 9" x 11' 4")

Bedroom 1

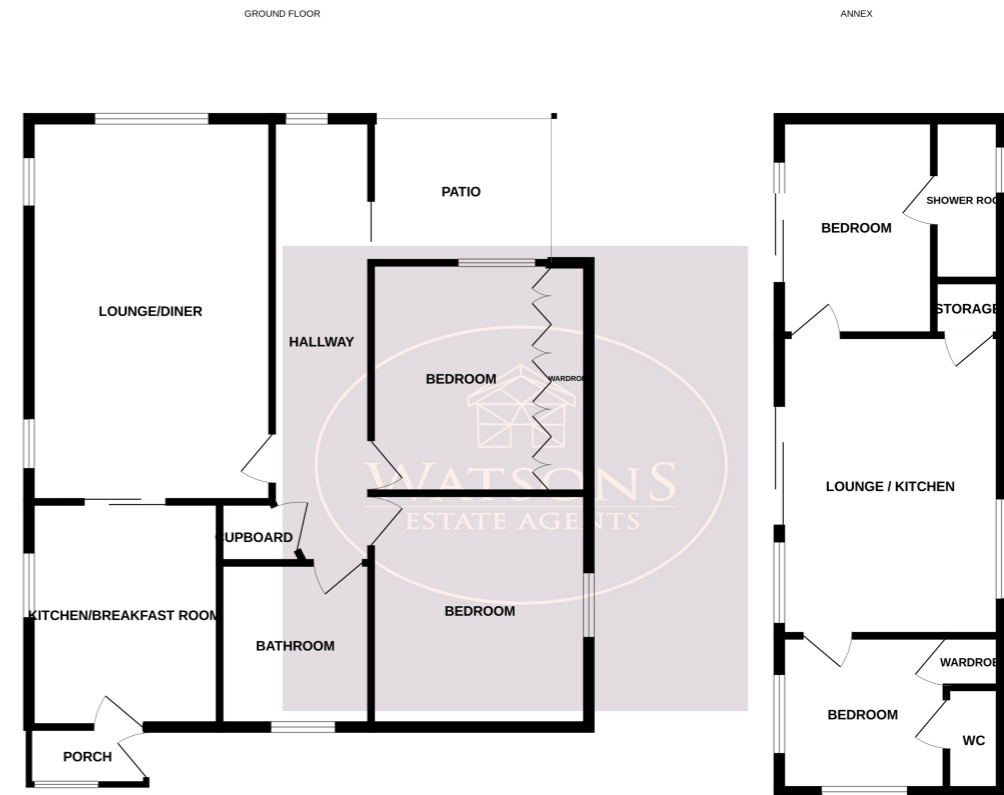
3.62m x 2.95m (11' 11" x 9' 8") UPVC double glazed window to the side, fitted wardrobes and overhead storage and radiator.

Bedroom 2

3.6m x 3.44m (11' 10" x 11' 3") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2023

Outside

To the front of the property is an e car charging point. A tarmac driveway provides parking for multiple cars and is secured by electric gates to the front. The rear garden offers a good level of privacy and comprises a turfed lawn, flower bed borders with a range of plants & shrubs, 4 kennels and 2 timber built sheds and is enclosed by hedge and timber fencing to the perimeter. Access to the annex.

Annex

Lounge Diner

4.75m x 3.5m (15' 7" x 11' 6") UPVC double glazed windows to the front & rear, 2 radiators. Open plan to kitchen.

Kitchen

A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: electric oven & electric hob with extractor over, fridge freezer and dishwasher. Ceiling spotlights, airing cupboard housing the combination boiler, sliding patio doors to the front and doors to both bedrooms.

Bedroom 1

3.42m x 2.47m (11' 3" x 8' 1") UPVC double glazed window to the front, fitted sliding door wardrobes, radiator and door to the en suite.

En Suite

3 piece suite comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Chrome heated towel rail, radiator, extractor fan and obscured uPVC double glazed window to the rear.

Bedroom 2

2.53m x 2.47m (8' 4" x 8' 1") UPVC double glazed window to the front, uPVC double glazed bay window to the side, built in storage cupboard/wardrobe, radiator and door to the en suite.

2 Piece En Suite

2 piece suite comprising WC, pedestal sink unit. Obscured uPVC double glazed window to the rear and extractor fan.