



**46 Church Lane  
Underwood  
Nottingham  
NG16 5FS**

**Offers in Excess of £480,000**

**bettermove**

# Church Lane Nottingham

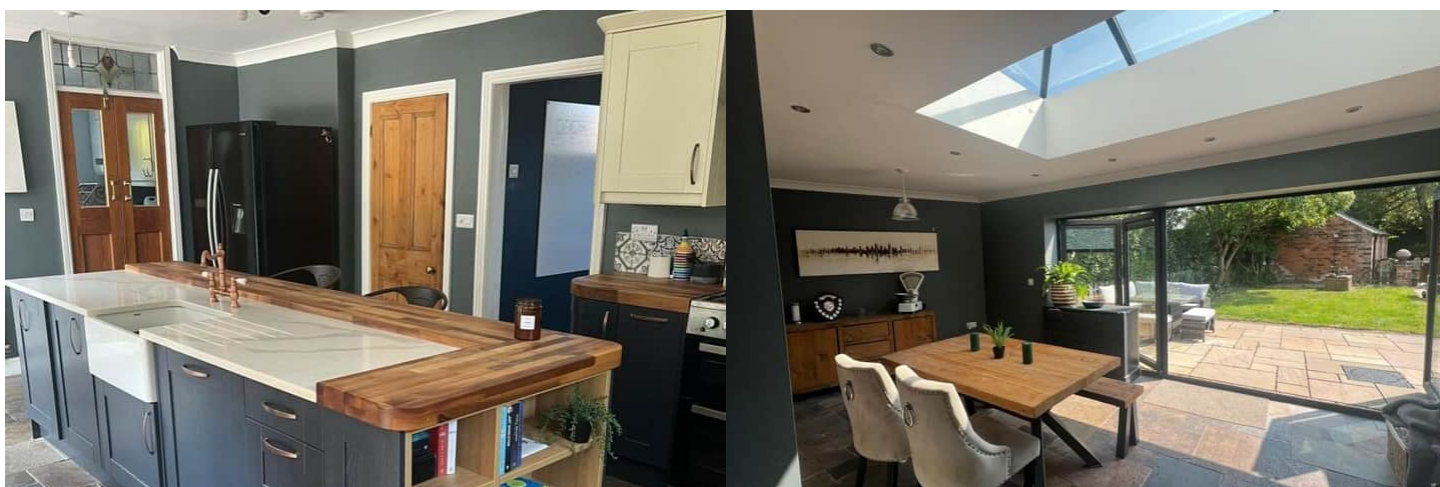
Bettermove are proud to present this impressive 4 Bedroom Detached House in Underwood available with no forward chain.

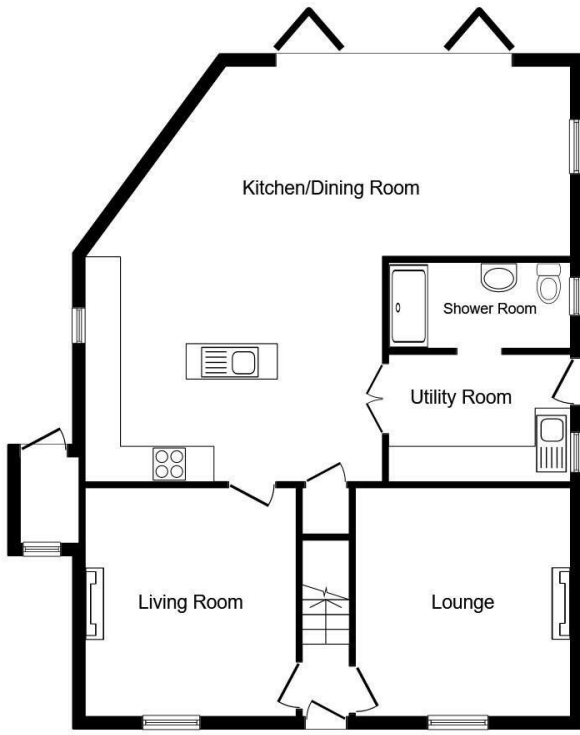
The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway for multiple vehicles. The council tax band is C .

The interior of this beautifully presented property comprises the entrance hall, two reception rooms, open plan kitchen/ diner with access to the garden, utility room and shower room on the ground floor. The first floor consists of four double bedrooms and the family bathroom. The exterior of the property boasts a private rear garden with detached outbuildings, perfect for enjoying the summer months.

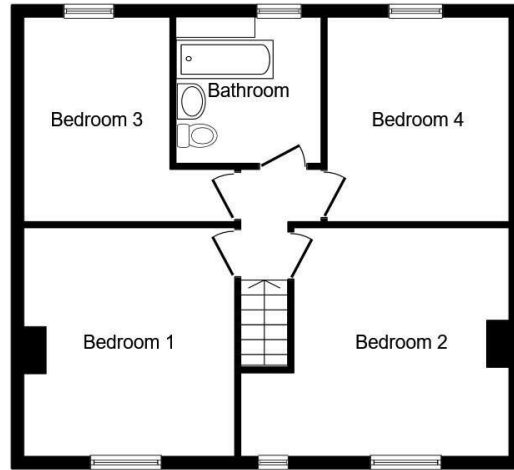
Located in the popular village of Underwood, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M1 and many local bus routes providing easy access into Nottingham City Centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

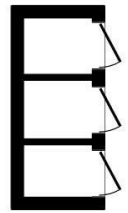




**Ground Floor**




**First Floor**



**Outbuilding**

Total floor area 153.0 sq. m. (1,647 sq. ft.) approx

| Energy Efficiency Rating                           |          | Current   | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> |          |   |           |
| (92+)  | <b>A</b> |   |           |
| (81-91)  | <b>B</b> |   | <b>83</b> |
| (69-80)  | <b>C</b> |   |           |
| (55-68)  | <b>D</b> | <b>67</b>   |           |
| (39-54)  | <b>E</b> |   |           |
| (21-38)  | <b>F</b> |   |           |
| (1-20)   | <b>G</b> |   |           |
| <i>Not energy efficient - higher running costs</i> |          |   |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC  |           |





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)