

Lower Dunstead Road, Langley Mill, NG16 4DP

Offers Over £200,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	54	82
England, Scotland & Wales		EU Directive 2002/91/EC



- Detached Bungalow
- 3 Bedrooms
- Generous Lounge
- Fitted Kitchen
- Driveway & Garage
- Enclosed Private Rear Garden
- Walking Distance to Amenities & Transport Links
- Easy Access to the A610 & M1 Motorway
- No Upward Chain

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 - 27961665

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



***** DOWNSIZE WITHOUT COMPROMISE ***** Offered for sale with NO UPWARD CHAIN & presented overall to a good standard internally, this charming 3 bedroom detached bungalow is ready to move in to! Accommodation in brief comprises; entrance hallway, 3 well proportioned bedrooms, lounge/diner, modern re-fitted kitchen, and bathroom with separate WC. Outside there is a driveway providing ample off road parking along with a garage and west facing rear garden, perfect for the summer months. Lower Dunstead Road is located in a popular residential area within Langley Mill and offers a 'best of both worlds' location. For those wanting to pop to the shops, Langley Mill town centre is only a short drive away where you will found a wide array of amenities including retail shops, eateries, supermarkets, cafes and transport links. The A610 and A608 are located within easy access, meaning nearby towns of Eastwood and Heanor are just a short drive away. Don't delay, contact Watsons today to book your viewing!

Entrance Hall

UPVC double glazed French doors to the side. Radiator, built in storage cupboard and doors to all rooms.

Lounge/Diner

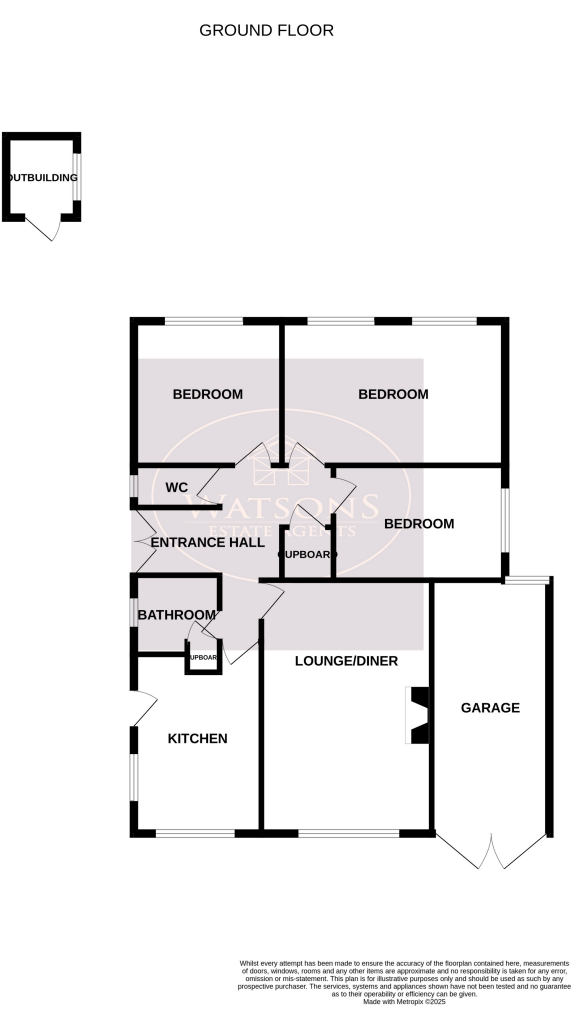
5.47m x 3.62m (17' 11" x 11' 11") UPVC double glazed window to the front, radiator and feature brick fireplace surround with inset real flame gas fire.

Kitchen

4.02m x 2.69m (13' 2" x 8' 10") A range of matching shaker style wall & bas units with worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including waist height electric oven and hob with extractor over. Plumbing and space for washing machine, radiator, uPVC double glazed windows to the front and side, door to the side.

Bedroom 1

4.72m x 3.14m (15' 6" x 10' 4") 2 uPVC double glazed windows to the rear and radiator.



Bedroom 2

3.14m x 2.8m (10' 4" x 9' 2") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.61m x 2.44m (11' 10" x 8' 0") UPVC double glazed window to the side and radiator.

Bathroom

2 piece suite comprising pedestal sink & panelled bath with electric shower over. Fully tiled walls, radiator and obscured uPVC double glazed window to the side.

WC

WC, partly tiled walls and obscured uPVC double glazed window to the side.

Outside

The front garden comprises of flower bed border with a range of plants and shrubs and tarmacadam driveway leading to the garage fitted with double doors, power, lighting, uPVC double glazed window to the rear and providing housing for the boiler and giving access to the attic. The rear garden is enclosed by timber fencing to the perimeter and comprises; paved patio, turfed lawn, gravel and bark flower bed borders with a range of plants and shrubs and brick built outhouse with uPVC double glazed window.