

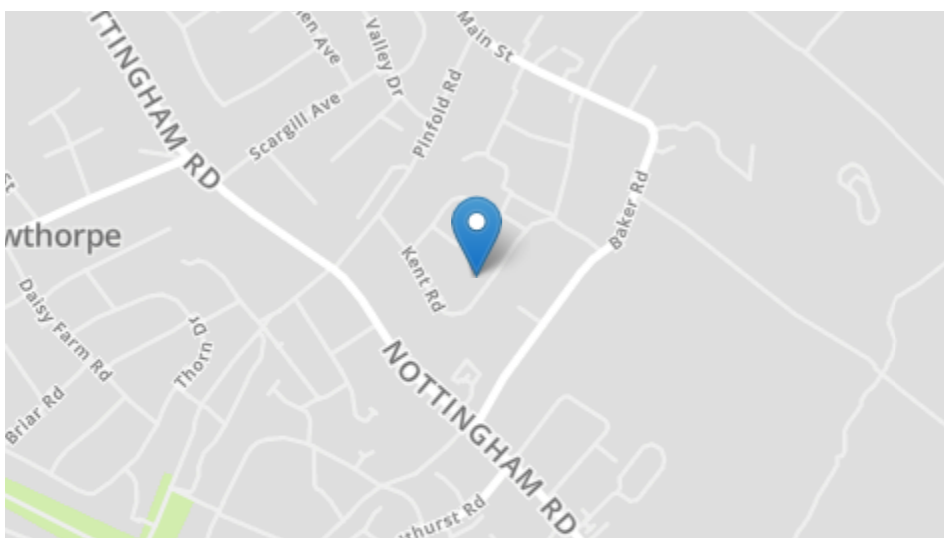
Kent Road, Giltbrook, NG16 2FW

£240,000



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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 86        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 64                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



- Extended Detached Bungalow
- 2/3 Bedrooms
- 1/2 Receptions
- Utility Area
- Off Road Parking
- Private Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- 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 - 26861936

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



\*\*\* YOUR FOREVER HOME? \*\*\* Viewing of this EXTENDED bungalow in Giltbrook is HIGHLY RECOMMENDED. The particularly well presented accommodation is well proportioned and the third bedroom offers the versatility of being a dining room. With NO UPWARD CHAIN, it is ready to be a fantastic forever home. In brief, the accommodation comprises: lounge with a feature multi fuel burner, 3 double bedrooms (one currently used as a dining room with french doors which lead out to the rear garden), modern kitchen and shower room. Outside, the enclosed rear garden enjoys a high level of privacy, whilst the gravelled frontage requires very little maintenance. A driveway provides off street parking and a lean-to alongside doubles as storage and provides utility space. This popular location gives easy access to a wealth of amenities and great transport links including a regular bus service as well as key road links including the A610 & M1 motorway. Call our sales team now to arrange a viewing.

## Ground Floor

### Lounge

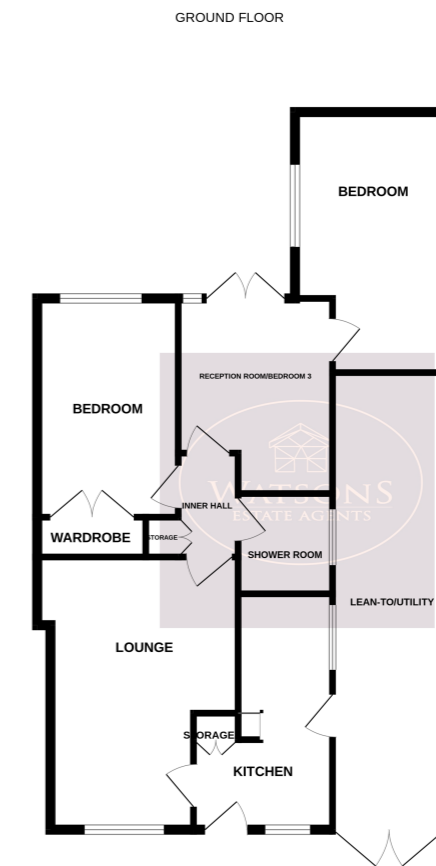
4.89m x 3.61m (16' 1" x 11' 10") UPVC double glazed window to the front, inset multi fuel burner, radiator and door to the inner hall.

### Inner Hall

Built in storage cupboard, radiator. access to the attic (partly boarded with drop down ladder) and doors to bedroom 1, dining room and shower room.

### Breakfast Kitchen

4.38m x 2.92m (14' 4" x 9' 7") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & hob with extractor over, dishwasher, wine cooler and fridge. Breakfast bar, ceiling spotlights, uPVC double glazed windows to the side & front. Composite entrance door and door to the side leading to the lean to/utility area measuring 8.0m x 2.23m with polycarbonate roof and plumbing for washing machine.



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.  
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### Bedroom 1

3.88m x 2.73m (12' 9" x 8' 11") UPVC double glazed window to the rear, built in double wardrobe, built in storage cupboard and radiator.

### Reception Room / Bedroom 3

3.5m x 2.83m (11' 6" x 9' 3") Radiator, UPVC double glazed French doors leading to the rear garden and door to bedroom 2.

### Bedroom 2

4.87m x 2.81m (16' 0" x 9' 3") UPVC double glazed window to the side and radiator.

### Shower Room

3 piece suite in white comprising concealed cistern WC, vanity unit with table top sink and shower cubicle with mains fed dual rainfall effect shower over. Heated towel rail and obscured uPVC double glazed window to the side.

### Outside

To the front of the property are gravel beds. A brick paved driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.