

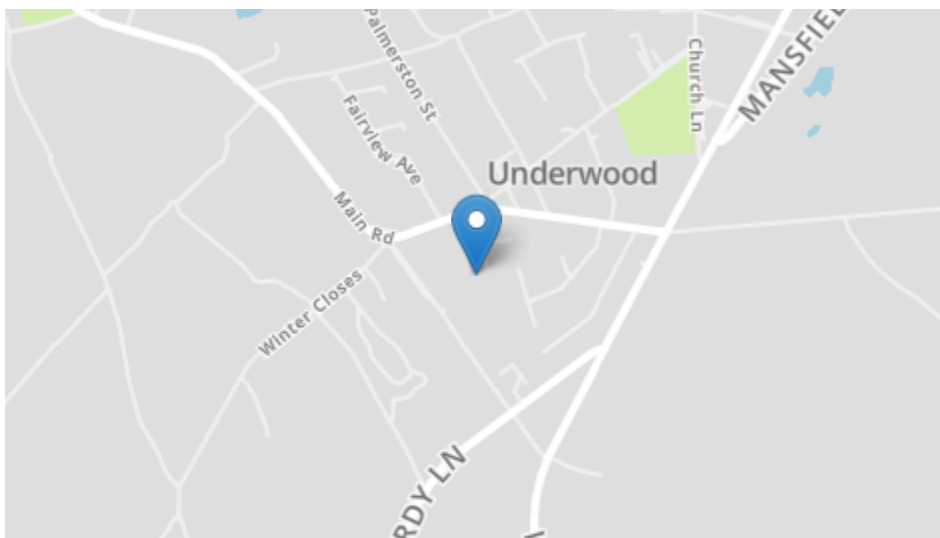
Mainside Crescent, Underwood, NG16 5FP

Offers Over £325,000



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- Detached Bungalow
- 3 Bedrooms
- Fitted Kitchen
- Lounge & Conservatory
- WC & Shower Room
- Large Driveway & Garage
- Private South Facing Rear Garden
- 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 - 27290171

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



\*\*\* A RARE OPPORTUNITY \*\*\* Mainside Crescent is a quiet cul de sac of only 3 premium bungalows, built in 1970, so this is a rare opportunity to acquire one. Coming to the market with NO UPWARD CHAIN, If you are looking for a forever home, DO NOT MISS THIS ONE! The spacious accommodation comprises: entrance hall, lounge, dining kitchen, lobby to wc, bedrooms (all DOUBLE), shower room and access to a conservatory which runs across the rear overlooking the stunning rear garden. The landscaped lawn has been well tended and enjoys beautiful views over the nearby countryside, whilst also having a high level of privacy. It is south facing so a wonderful retreat to enjoy the summer months. The generous plot also provides a good amount of off street parking with a driveway and garage to the front. The well regarded village of Underwood has a number of amenities within walking distance and there is easy access to the M1 motorway too. the nearby town of Eastwood just over 5 minutes drive away provides a wealth of further shops and amenities. This one will be popular - call our sales team now to arrange a viewing.

#### Entrance Hall

UPVC entrance door to the front, built in storage cupboard and cloakroom, access to the attic, doors to all bedrooms, lounge, dining kitchen and shower room.

#### Lounge

5.73m x 3.27m (18' 10" x 10' 9") UPVC double glazed window and bay window to the front, radiator, wooden fireplace surround with electric fire, door to the dining kitchen.

#### Dining Kitchen

3.72m x 3.15m (12' 2" x 10' 4") A range of matching wall and base units with work surfaces incorporating an inset 1.5 bowl sink and drainer unit, space for fridge and cooker with extractor over, wall mounted combination boiler, plumbing for washing machine, radiator, uPVC double glazed window to the rear, doors to the entrance hall, lounge and rear lobby.

#### Rear Lobby

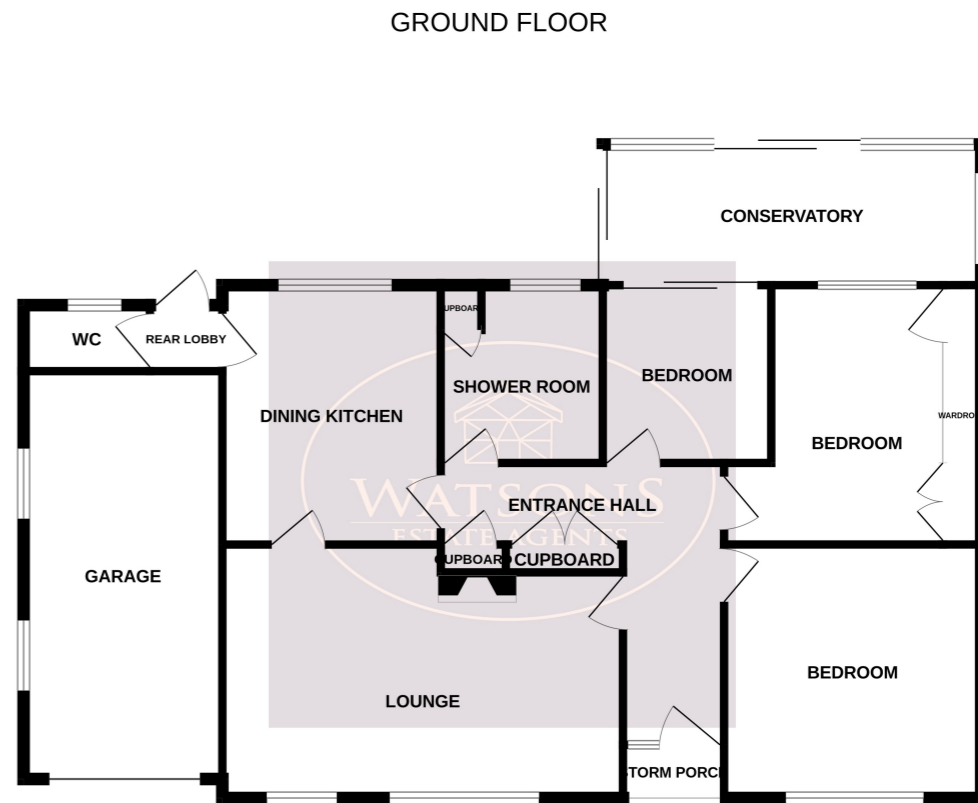
Doors to the rear garden, WC and dining kitchen

#### WC

WC, uPVC double glazed window to the side.

#### Bedroom 1

3.76m x 3.7m (12' 4" x 12' 2") UPVC double glazed bay window to the front, radiator.



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 12/2024

#### Bedroom 2

3.78m x 3.03m (12' 5" x 9' 11") UPVC double glazed window to the rear, radiator, fitted wardrobes & storage cupboards.

#### Bedroom 3

2.63m x 2.46m (8' 8" x 8' 1") Sliding patio door to the conservatory, radiator.

#### Conservatory

5.47m x 2.15m (17' 11" x 7' 1") Radiator, 2 double sliding doors leading to the rear garden, sliding door leading to bedroom 3, polycarbonate roof.

#### Shower Room

White 3 piece suite comprising of WC, pedestal sink and shower cubicle with mains shower, radiator, built in airing cupboard, fully tiled walls, obscured uPVC double glazed window to the rear.

#### Outside

The front garden comprises of turfed lawn with flower bed boarders housing a range of plants & shrubs, large tarmac driveway with space for up to 5 vehicles, leading to the garage (5.7m x 2.95m) which is fitted with power, lighting and up & over door. The rear, South facing garden is enclosed by hedges with a gate to the side and comprises of a paved patio area, turfed lawn, flower bed boarders with a range of plants & shrubs, timber shed and external tap.