

**3 Bedroom(s), Detached Bungalow, Freehold**

**Parkland Drive, Rossington.**



- 3D Virtual Tour Available
- Spacious Lounge
- Bathroom
- Air Conditioning
- Garage and Driveway Allowing for off Road Parking
- Modern and Contemporary Kitchen
- Conservatory
- Three Bedrooms
- Rear Enclosed Garden and Summer House
- Popular Location

**£315,000**  
**For Sale**

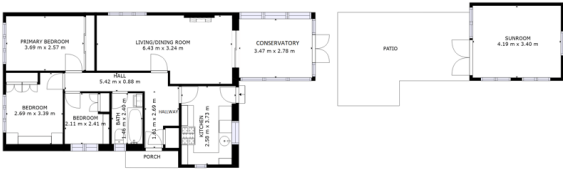
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... This modern, recently decorated, 3 bedroomed detached bungalow benefits from a modern and contemporary kitchen, spacious lounge and conservatory. The home is perfectly located on a large corner plot in a quiet, friendly neighbourhood with lawn to the front and Indian Stone pavers to the rear with Summer House and private garden. Wrought iron gates to the front door with Intercom.

## Ground Floor

### Floor Plan



GRAND INTERNAL AREA  
FLOOR 1: 93 SQ. FT. EXCLUDED AREAS:  
GARAGE: 45 SQ. FT. PATIO: 24 SQ. FT.  
PORCH: 2 SQ. FT.  
TOTAL: 93 SQ. FT.

Matterport

## Lounge



## Kitchen



## Conservatory



## First Bedroom



## Second Bedroom



## Third Bedroom



## Bathroom



## External

### Front Aspect



### Rear Garden





**Summer House**




## Property Information

Council Tax Band - C  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills -  
 Average Annual Gas Bills -  
 Average Annual Water Bills -  
 Tenure - Freehold  
 Solar Panels - No  
 Space Heating System - Gas Boiler with radiators (Combi)  
 Approximate Heating System Installation Date -Approx. 8 years

Water Heating System -Gas combi boiler  
 Approximate Water Heating Installation Date -  
 Boiler Location - The loft  
 Approximate Electrical System Installation Date -  
 Approximate Electrical System Test Date -  
 Fires/Heaters - Gas combi boiler  
 Permanent Loft Ladder - Yes  
 Loft Insulation - Yes  
 Loft Boarded out - Partially with lighting

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

| 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>                                   | <b>69</b> |   |
| (55-68) <b>D</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  |