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Ashlands Way, Narborough, Offers Over £260,000

- SPACIOUS DETACHED BUNGALOW
- TWO GOOD SIZE BEDROOMS
- GENEROUS GARDENS
- GARAGE AND CARPORT
- VERY POPULAR LOCATION
- ENERGY RATING C



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this delightful spacious detached bungalow being situated within this popular and highly sought after location. Briefly the accommodation comprises: Entrance hall, lounge with the focal point being the feature stone fireplace, fitted kitchen, lean to conservatory, inner hallway, two double bedrooms, shower room with four piece suite. To the outside there are gardens to three side being laid to lawn with well established flower and shrub borders. A block paved driveway provides ample off road car parking, the car port and garage and accessed via double wooden gates which in turn leads to the enclosed rear garden. The property of a recently installed gas central heating boiler and double glazing where specified. We would strongly recommend viewing this desirable bungalow as soon as possible to avoid disappointment.

The property is situated within the popular area of Narborough where are local amenities and facilities to include shopping facilities, bus routes, cinema, restaurants, public houses, recreational facilities and schooling. The property is ideally placed for commuting to the surrounding commercial centres via the motorway network.

Accommodation

Entrance Hall

With double glazed door to the front elevation, central heating radiator and tiled floor.

Lounge (16' 04" x 12' 0") or (4.98m x 3.66m)

This is a light and bright reception room with the focal point being the feature stone fireplace with display niches, coving to the ceiling, TV aerial connection point, two double glazed windows and central heating radiator.



Fitted Kitchen (11' 0" x 7' 03") or (3.35m x 2.21m)

With a range of wall and base units incorporating drawers, contrasting rolled edge counter tops, complementary tiling to the walls. There are built in appliances to include eye level oven, four ring hob, fridge and freezer. There is an inset stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine, tiled floor, central heating radiator, double glazed window to the side elevation and door to the carport.



Lean to Conservatory (10' 08" x 6' 04") or (3.25m x 1.93m)

With double glazed door opening into the rear garden and central heating radiator.

Inner Hall

With airing cupboard.



Bedroom 1 (15' 04" x 9' 01") or (4.67m x 2.77m)

This is a lovely spacious bedroom with double glazed window, TV aerial connection point, central heating radiator, tiled floor and overhead storage cupboards.



Bedroom 2 (10' 04" x 8' 10") or (3.15m x 2.69m)

With sliding double glazed doors opening into the conservatory, tiled floor and central heating radiator.



Shower Room

With white four piece suite comprising: tiled shower enclosure, bidet, low level WC and wash hand basin with mixer tap, vanity shelf and useful storage below. There is an extractor fan, complementary tiling to the walls and floor and double glazed window.

Garage (18' 02" x 9' 0") or (5.54m x 2.74m)

With up and over, power, light and personal door to the side.



Outside

The property is situated on a generous plot with a block paved driveway to the front providing ample car parking, double gates provide access to the garage and car port. The remainder of the front there are mature shrubs. To the rear of the property there is an enclosed garden which is laid to lawn with well established flower and shrub borders, which continue round to the side of the property.

NOTE - On behalf of the vendors of the property: Prospective buyers are kindly requested to take note that the property does have quite an extensive garden to the front & side, which is quite uncommon for a property on this relatively modern development & will require regular maintenance. Thank you for your consideration.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure. Would potential purchasers please note that the vendor of the property has supplied their own photos which have been done using a wide angle lens. We have not visited the property so we can not verify any measurements that are mentioned.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Tenure

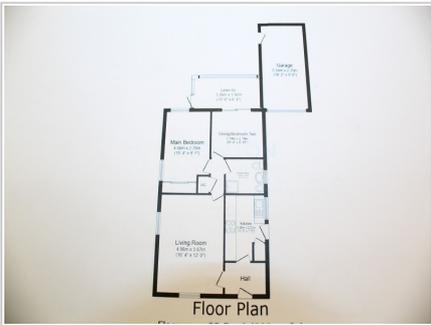
We are informed that the tenure is Freehold

Council Tax

Band C

Directions

For Satellite Navigation the Post Code is LE19 3RX



Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.