



£285,000

Egling Croft, Colwick, Nottingham NG4 2DB

EPC Rating E



A well presented detached bungalow in cul de sac position and offered for sale with no upward chain. In brief, the accommodation is all on one level and comprises an entrance lobby and WC, a lounge diner with a gas fire suite, a white kitchen with a built in cooker, gas hob, extractor and space for further appliances. To the back of the bungalow is a lobby with a built in storage cupboard and doors to the shower room and to the two bedrooms. The garden can be accessed from bedroom one and the driveway from the kitchen. The property is uPVC double glazed and the accommodation is move in ready.

To the front is a block paved area and gated access and driveway to the side leading to a brick built garage with an up and over door at the front and personnel door at the rear. To the rear is an enclosed lawned garden with borders for plants and shrubs and a paved patio area.

Colwick has a range of local amenities close by including shops and restaurants and Colwick Country Park is close by, offering approximately 250 acres of woodland and lakes to walk around as well as water sports, fishing and a marina. The property is close to great transport links and is only a short drive to the nearby retail park with a wide variety of shopping yet still close to the City Centre itself.

- Freehold
- Council Tax C

ENTRANCE 5' 2" x 2' 9" (1.57m x 0.84m)

WC 4' 11" x 2' 10" (1.5m x 0.86m)

KITCHEN 10' 7" x 7' 9" (3.23m x 2.36m)

LOUNGE/DINER 20' 9" into bay x 12' 5" to the maximum (6.32m x 3.78m)

SHOWER ROOM 6' 7" x 6' 3" (2.01m x 1.91m)

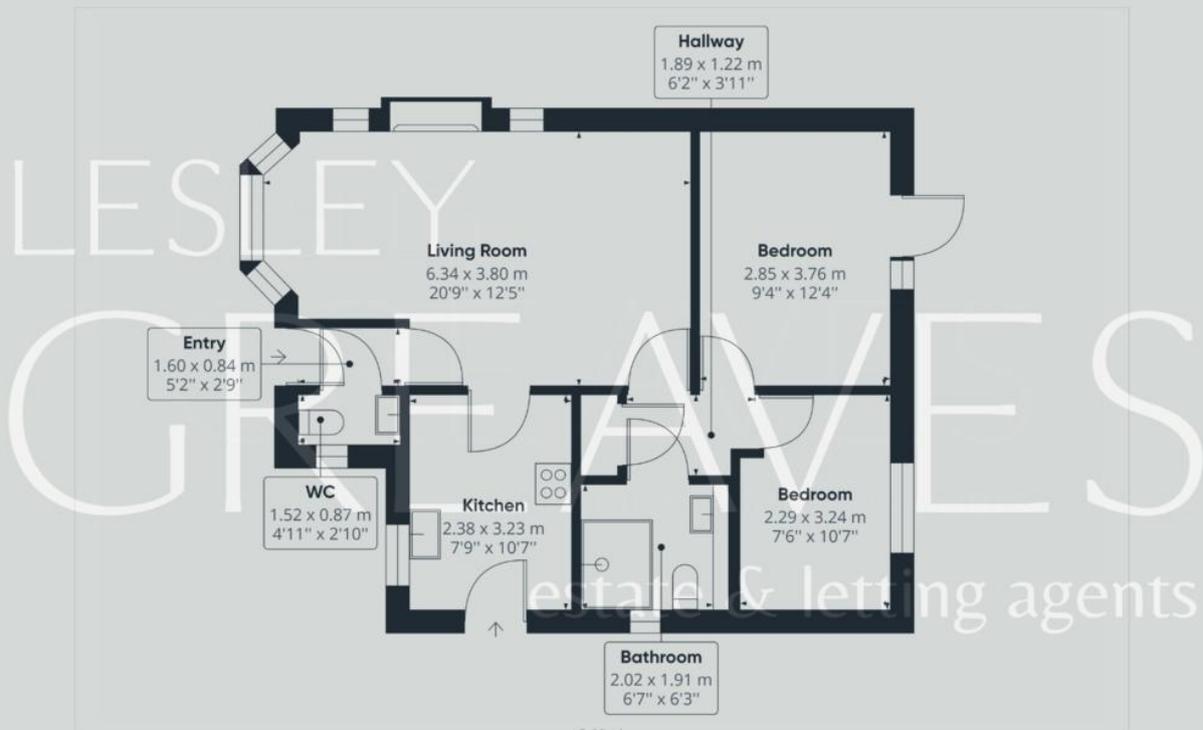
BEDROOM ONE 12' 4" x 9' 4" (3.76m x 2.84 m)

BEDROOM TWO 10' 7" x 7' 6" (3.23m x 2.29m)

GARAGE 16' 9" x 7' 6" (5.11m x 2.29m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

