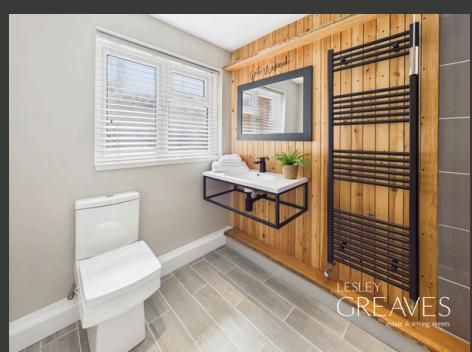




£450,000
OFFERS OVER

THE MALTINGS CROPWELL BISHOP

- FULLY REFURBISHED
- OPEN PLAN KITCHEN/LIVING
- MODERN KITCHEN WITH APPLIANCES
- THREE BEDROOMS
- MODERN SHOWER ROOM
- LARGE SOUTH FACING GARDEN
- EPC B



Beautifully Refurbished Bungalow in Sought-After Village Location

THIS BEAUTIFULLY REFURBISHED THREE-BEDROOM DETACHED BUNGALOW OFFERS STYLISH, CONTEMPORARY LIVING IN THE HEART OF THE DESIRABLE VILLAGE OF CROPWELL BISHOP, NESTLED WITHIN THE VALE OF BELVOIR.

RENOVATED TO A HIGH STANDARD THROUGHOUT, THE HOME BOASTS A MODERN DESIGN, QUALITY FINISHES AND A SPACIOUS LAYOUT IDEAL FOR FAMILIES, PROFESSIONALS OR THOSE SEEKING SINGLE-LEVEL LIVING WITH COMFORT AND CONVENIENCE.

THE ACCOMMODATION BEGINS WITH A WELCOMING PORCH THAT LEADS INTO A BRIGHT AND AIRY LIVING ROOM. THIS SPACE FLOWS SEAMLESSLY INTO A SLEEK, OPEN-PLAN KITCHEN, FULLY EQUIPPED WITH A RANGE OF INTEGRATED APPLIANCES, INCLUDING A DISHWASHER, UNDER-COUNTER FRIDGE AND FREEZER, DOUBLE OVEN AND INTEGRATED MICROWAVE. PATIO DOORS OPEN FROM THE KITCHEN ONTO A DECKED TERRACE AND THE GENEROUS SOUTH-FACING GARDEN, CREATING AN IDEAL SETTING FOR INDOOR-OUTDOOR LIVING AND ENTERTAINING.

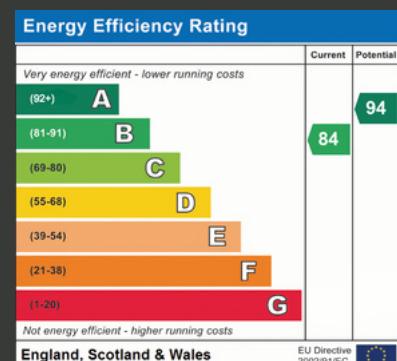
A CENTRAL HALLWAY LEADS TO THREE WELL-PROPORTIONED BEDROOMS, INCLUDING A VERSATILE THIRD BEDROOM IDEAL AS A STUDY, NURSERY OR GUEST ROOM AND A STYLISH MODERN SHOWER ROOM.

EXTERNALLY, THE PROPERTY BOASTS A GENEROUS DRIVEWAY OFFERING AMPLE PARKING AND ACCESS TO A GARAGE. ADDITIONALLY, TO THE FRONT THERE IS A BRICK-BUILT STORE ROOM, COMPLETE WITH POWER AND LIGHTING IDEAL FOR STORAGE, A WORKSHOP OR OTHER PRACTICAL USES. THE SUBSTANTIAL SOUTH-FACING GARDEN WRAPS AROUND THE SIDE AND REAR OF THE PROPERTY AND INCLUDES A DECKED SEATING AREA, ALONG WITH TWO ADDITIONAL BRICK-BUILT STORE ROOMS ALL BENEFITING FROM POWER AND LIGHTING OFFERING FLEXIBLE OPTIONS FOR STORAGE OR WORKSHOPS.

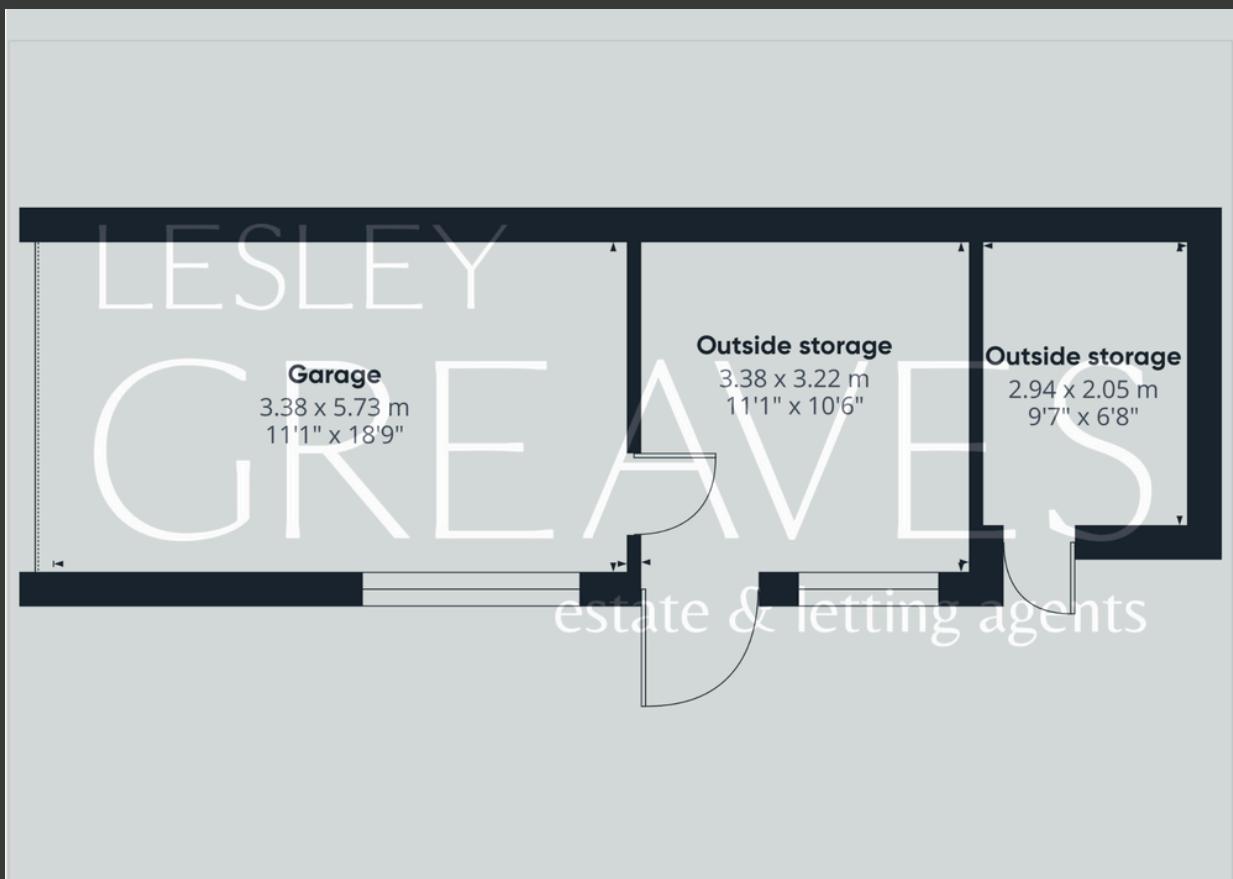
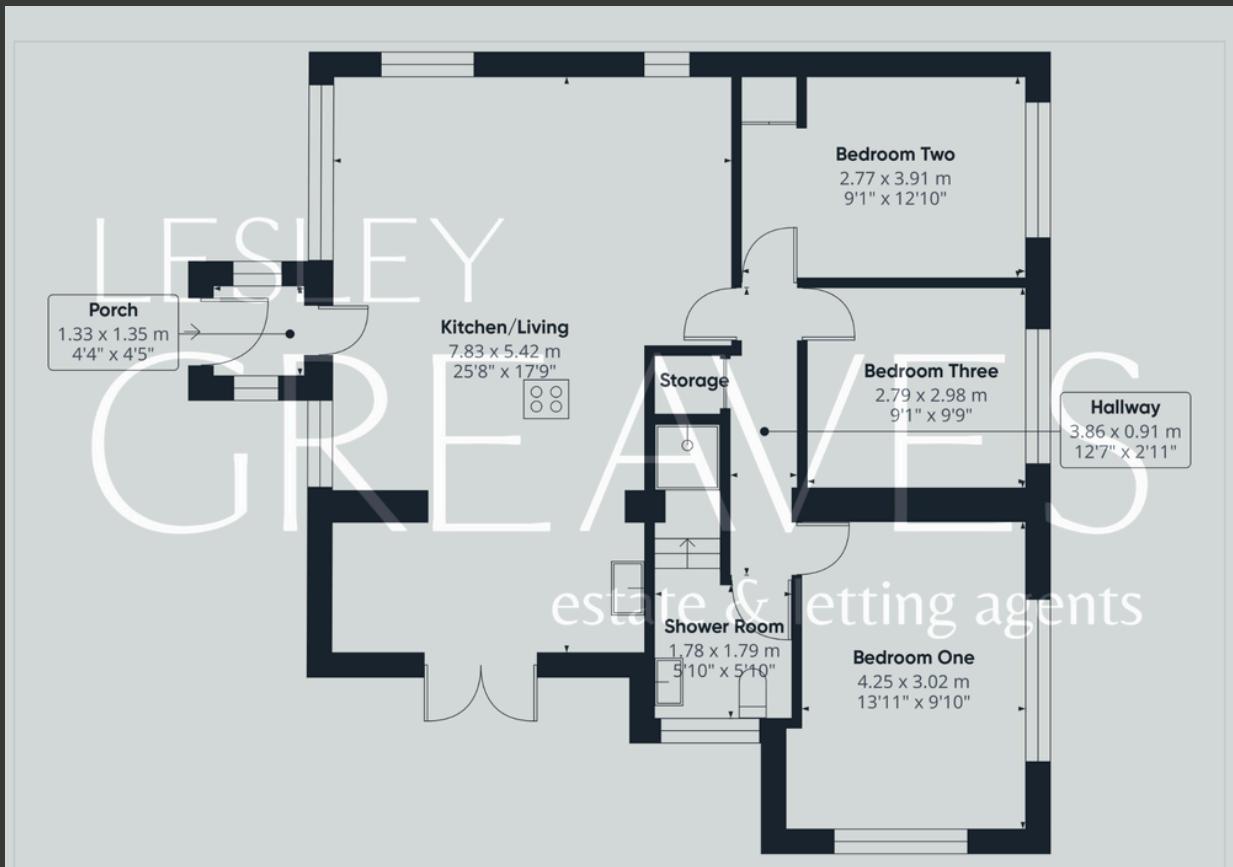
ADDITIONAL FEATURES INCLUDE OWNED SOLAR PANELS, GENERATING INCOME VIA ELECTRICITY SOLD BACK TO THE GRID AND HIVE SMART HEATING SYSTEM FOR CONVENIENT CLIMATE CONTROL.

SET IN A QUIET CUL-DE-SAC, THE BUNGALOW ENJOYS A PRIME POSITION WITHIN WALKING DISTANCE OF LOCAL AMENITIES, INCLUDING A DOCTOR'S SURGERY, PRIMARY SCHOOL, SHOPS AND PUBLIC HOUSES. EXCELLENT ROAD LINKS VIA THE A46 AND A52 PROVIDE EASY ACCESS TO NOTTINGHAM, LEICESTER, AND GRANTHAM.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; RUSHCLIFFE BOROUGH COUNCIL
- MEASUREMENTS; 83 SQ METERS







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