

FOR SALE



Langley Close, Bestwood Village
£385,000


MARTIN&CO



Langley Close, Bestwood Village

5 Bedrooms, 3 Bathroom

£385,000

- Five Double Bedroom Detached Property
- Additional Enclosed Garden To The Front
- Off Road Parking For Two Cars & Double Garage

Martin & Co. are proud to bring to the market this stunning, five bedroom detached property quietly tucked away in a corner plot on this cul-de-sac development. Bordering Mill Lakes the property has an additional enclosed front garden along with a south facing rear garden, off road parking and double garage, well equipped kitchen/diner and lounge both with French Doors, five double bedrooms - master with en-suite and fitted wardrobes, two additional family bathrooms. Early viewing is strongly recommended to appreciate the accommodation available.

ENTRANCE HALL 14' 8" x 6' 2" (4.47m x 1.88m) Accessed via an external door with ceramic tiled flooring, wall mounted radiator, under stairs cupboard, two ceiling lights, access to the lounge, study & kitchen/diner and with stairs rising to the first floor.

CLOAKROOM With ceramic tiled flooring, low flush w.c., corner pedestal wash hand basin, wall mounted radiator and ceiling light.

LOUNGE 21' 6" x 11' 8" (6.55m x 3.56m) With a uPVC double glazed window to the front elevation and French Doors to the rear patio, wood flooring, electric fire and surround, wall mounted radiator and two

ceiling lights.

STUDY 10' 8" x 8' 9" (3.25m x 2.67m) With a uPVC double glazed window to the front aspect, wood flooring, wall mounted radiator, TV aerial & phone points and ceiling light.

KITCHEN/DINER 16' 5" x 13' 3" (5m x 4.04m) This stunning open plan space comprises of a well equipped kitchen featuring a range of fitted wall and base units with a squared edge worktop over with upstand incorporating a one and one quarter stainless steel sink and drainer, inset five ring burner hob, integrated electric twin oven, extractor hood, dishwasher, ceramic tiled flooring, wall mounted radiator, TV aerial point, a uPVC double glazed window to the rear elevation, French Doors leading to the rear garden, two skylights and fitted ceiling spotlights.

UTILITY ROOM 6' 4" x 5' 6" (1.93m x 1.68m) With fitted wall and base units with a squared edge worktop

over with upstand incorporating a stainless steel sink and drainer, washing machine and dryer points, ceramic tiled flooring, wall mounted radiator, ceiling light and external door.

LANDING With a fitted carpet, airing cupboard, access to bedrooms one, four and five and a family bathroom, uPVC double glazed window to the front aspect, two ceiling lights and stairs rising to the second floor.

MASTER BEDROOM 21' 6" x 11' 10" (6.55m x 3.61m) With a range of fitted wardrobes, dual aspect uPVC double glazed windows to the front and rear elevations, fitted carpet, three wall mounted radiators, TV aerial points, two ceiling lights and en-suite shower room.

EN-SUITE With a shower enclosure with a mains fitted mixer bar shower, low flush w.c, pedestal wash hand basin, ceramic floor and part wall tiling, heated towel rail, opaque uPVC double glazed window to the side and ceiling light.



BEDROOM FOUR 12' 4" x 10' 0" (3.76m x 3.05m) With a uPVC double glazed window to the rear aspect, fitted carpet, wall mounted radiator, TV aerial and phone points and ceiling light.

BEDROOM FIVE 10' 0" x 8' 9" (3.05m x 2.67m) With a uPVC double glazed window to the front elevation, fitted carpet, wall mounted radiator, TV aerial point and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath, low flush w.c, pedestal wash hand basin, ceramic tiled floor and part wall tiling, heated towel rail, opaque uPVC double glazed window to the rear and ceiling light.

SECOND FLOOR LANDING With a fitted carpet, Velux window, loft hatch, ceiling light and access to bedrooms two and three and a further shower room.

BEDROOM TWO 14' 4" x 12' 1" (4.37m x 3.68m) With a uPVC double glazed window to the front aspect, Velux window to the rear, fitted wardrobes, fitted carpet, two wall mounted radiators and a ceiling light.

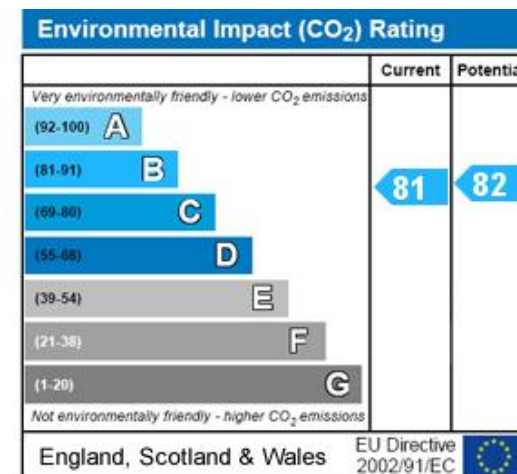
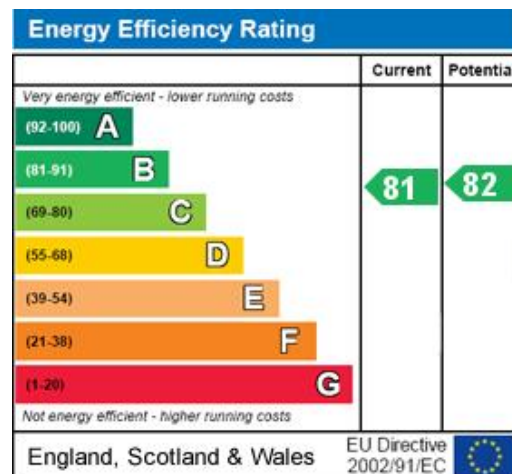
BEDROOM THREE 11' 11" x 8' 6" (3.63m x 2.59m) With a uPVC double glazed window to the front elevation, fitted carpet, wall mounted radiator and ceiling light.

SHOWER ROOM With a shower enclosure with a mains fitted mixer bar shower, low flush w.c, pedestal wash hand basin, ceramic floor and part wall tiling, heated towel rail, Velux window and ceiling light.

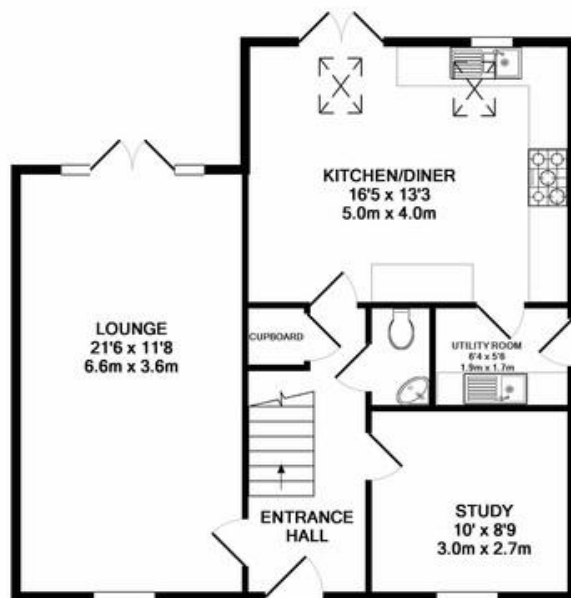
EXTERNAL The property offers an enclosed south facing rear garden which is mainly laid to lawn with a patio area, fenced boundary and secure gate access. To the front there is a lawned area with shrubs and a further enclosed garden which is laid to lawn with a patio area, fenced boundary and gate access along

with off road parking for two cars and a detached double garage with up and over doors, power and lighting.

LOCATION The property is nestled in a corner plot of this quiet cul-de-sac situated in this popular village location. Ideally for families the property borders Mill Lakes and is just a short distance from Bestwood Country Park too. Those requiring local transport can find the NET Tram Network nearby at the Moor Bridge Park & Ride where the tram takes less than 30 minutes to reach Nottingham City Centre.



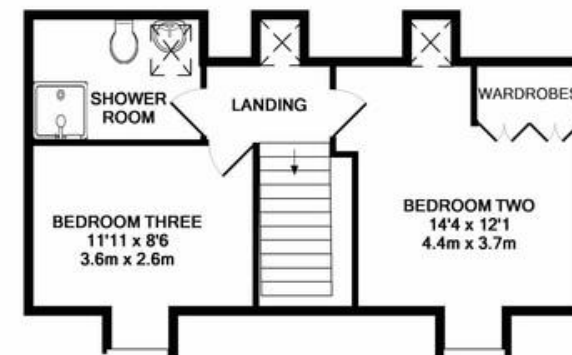




GROUND FLOOR
APPROX. FLOOR
AREA 706 SQ.FT.
(65.6 SQ.M.)



MARTIN&CO
1ST FLOOR
APPROX. FLOOR
AREA 601 SQ.FT.
(55.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1704 SQ.FT. (158.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

Martin & Co Hucknall

36a High Street • • Hucknall • NG15 7HG
T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision