





£1,100 pcm

Oxton Road
Epperstone
Nottingham
NG14 6AT

EPC Rating 'E'

A rare opportunity to live within a country setting with great road links via the A6097. In brief the detached bungalow comprises an entrance hallway, new modern kitchen, new modern shower room, living room and three good size bedrooms. There are gardens and picturesque views surrounding the property and parking within a car park adjacent to the property. Epperstone is a much sought after village surrounded by larger villages with some amenities. Viewing is highly recommended to appreciate the unique nature of the property on offer.

****Due to the location of the property we regretfully cannot accept pets****



UPVC DOUBLE GLAZED OPAQUE DOOR TO:-

KITCHEN/BREAKFAST ROOM

11' 01" plus recess x 11' 11" (3.38m x 3.63m)

Modern fitted base units with a work surface incorporating a circular sink and drainer unit with a stainless steel mixer tap. Fitted oven, hob and free standing slim line dishwasher. Space for a fridge and freezer, tiled splash backs, radiator, cupboard housing the hot water tank, extractor, pantry and uPVC double glazed window to the side. Door to:-

HALLWAY

uPVC double glazed opaque door to the front, access to the loft, radiator and doors to all rooms.

SHOWER ROOM

Modern re-fitted suite comprising a low level WC, wash hand basin within a vanity unit and shower cubicle with an electric shower. Radiator, both tiles and aqua boards to the walls, extractor and a uPVC double glazed opaque window.

LIVING ROOM

12' 0" x 9' 11" into recess (3.66m x 3.02m)

uPVC double glazed window, radiator, picture rail and open fireplace.

BEDROOM ONE

12' 0" x 10' 0" into recess (3.66m x 3.05m)

uPVC double glazed window, radiator and picture rail.

BEDROOM TWO

12' 01" x 9' 11" into recess (3.68m x 3.02m)

uPVC double glazed window, radiator and picture rail.

BEDROOM THREE

10' 10" x 7' 03" (3.3m x 2.21m)

uPVC double glazed window, radiator and laminate flooring.

OUTSIDE

Rear lawn garden and parking adjacent to the property.

Council Tax Band D

Local Authority: Newark and Sherwood District Council

Property Directions:

Heading towards Oxtun from Lowdham along the A6097, take the second right hand turn, after the mini island where the entrance to the road leading to the property can be identified by our to let board.

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Security Deposit:

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

Holding Deposit

As an agency we are not charging tenants a holding deposit.

Gedling

20 Main Road
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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

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