



Loughbon, Orston
Nottingham, Nottinghamshire, NG13 9NJ



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Offered to the market is this detached, dormer style bungalow, offering versatile accommodation which also has the potential to be extended further STP. Located within the desirable Village of Orston, this individual home has accommodation comprising: Entrance porch, entrance hall, ground floor bedroom, living room, further living / dining room, kitchen diner, ground floor shower room, rear hall, bedroom two / dressing room to the first floor leading to the master bedroom with large en-suite and balcony over looking the rear garden and fields beyond. There is also an integral garage and landscaped gardens to the front and back with a driveway providing off street parking for several vehicles. Viewing is highly recommended to appreciate the space and potential this property has to offer. EPC Rating - C. Council Tax Band - E. Freehold.



Entrance Porch

12'11" x 7'6" (3.96m x 2.29m)

A light and bright welcoming reception being of uPVC double glazed and brick construction, slate flooring and door to the Entrance Hall.

Entrance Hall

Doors to the ground floor accommodation.

Ground Floor Bedroom

11'8" x 11'6" (3.58m x 3.51m)

UPVC double glazed window to the front elevation.

Ground Floor Shower Room

Fitted with a three piece suite comprising: Fully tiled shower cubicle, W.C. and wash basin, tiled flooring, uPVC double glazed window to the side elevation and airing cupboard housing the hot water cylinder.

Living Dining Room

22'6" x 10'2" (6.88m x 3.12m)

A versatile and spacious room with uPVC double glazed window to the front elevation.

Kitchen Diner

19'3" x 13'3" (5.89m x 4.04m)

Another generously proportioned room being fitted with a good range of solid wooden base and wall mounted units with work surface over, inset Induction hob, built-in electric fan assisted oven and grill, inset sink and drainer, built-in fridge freezer, built-in dishwasher and space and plumbing for washing machine. Tiled flooring, door to the side elevation and uPVC double glazed window to the rear elevation overlooking the garden and field beyond.

Living Room

17'1" x 12'0" (5.21m x 3.66m)

A light and bright Reception Room with uPVC double glazed patio doors to the Rear Garden and internal door to the Rear Hall.

Rear Hall

UPVC double glazed door to the Rear Garden, door to the Integral Garage and stairs rising to the first floor.

Bedroom / Dressing Room

13'1" x 12'5" (3.99m x 3.79m)

UPVC double glazed window to the rear elevation with views over the Rear Garden and field beyond and door to the Master Bedroom.

Master Bedroom

12'9" x 10'4" (3.89m x 3.15m)

UPVC double glazed window to the rear elevation again with the views over the Rear Garden and field beyond, built-in storage to the eaves with hanging rails and door to the En-Suite.

En-Suite

16'2" x 8'7" (4.93m x 2.62m)

A generous En-Suite being fitted with a five piece suite comprising: Panel bath, separate shower cubicle, W.C. bidet and wash basin. There is uPVC double glazed French doors leading out to the Balcony and an interior door to a good sized cupboard housing the Worcester boiler and solar panel meters.

Balcony

Over looking the Rear Garden and field beyond.

Garage

Garage door to the front elevation, light and power and internal door to the Rear Hall.

Outside to the Front

There is a driveway providing off street parking for several vehicles and pedestrian access down both sides leading to the Rear Garden.

Rear Garden

A landscaped rear garden laid mainly to lawn with established and well stocked border. Having vegetable beds, greenhouse and patio area ideal for entertaining and alfresco dining.



Agents Note

This home has the benefit of solar panels which are owned. Please call for further information.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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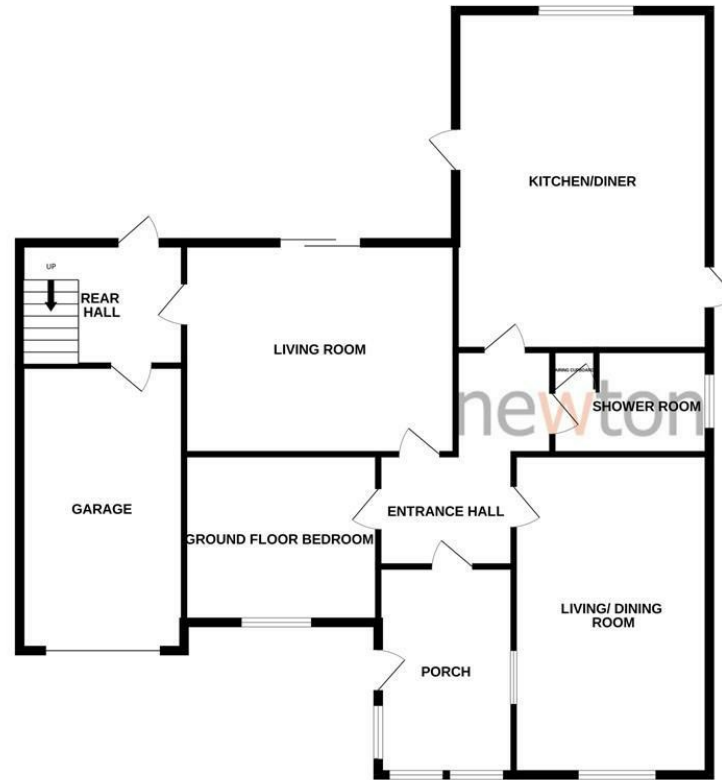




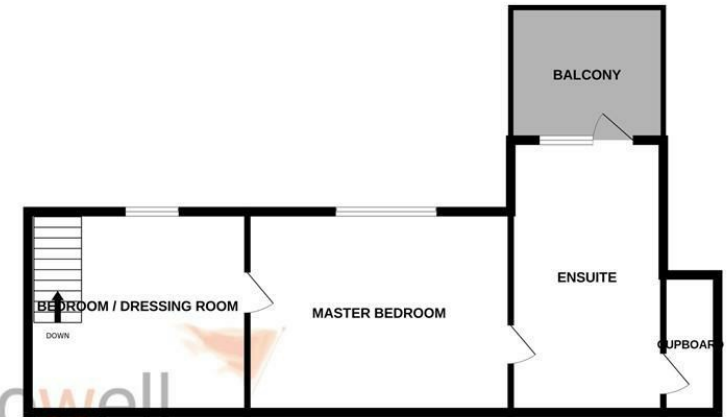


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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