





IMMACULATLY PRESENTED 50% SHARED OWNERSHIP HOME IN SOUGHT-AFTER VILLAGE LOCATION WITH TWO OFF ROAD PARKING SPACES

This beautifully presented modern property is located in a desirable village setting and offers an excellent opportunity for shared ownership. The home features a welcoming entrance hall, a stylish fitted kitchen, a spacious lounge/diner with French doors opening onto the garden, two double bedrooms, and a well-appointed bathroom.

We are informed that the rent payable to the housing association currently stands at £299.00pcm payable to the Nottingham Housing Association

Externally, the property boasts a landscaped rear garden with a composite decking area, paved patio, and low-maintenance artificial lawn. Additional benefits include two allocated parking spaces.

Internal viewing is highly recommended.



Entrance Hall

Accessed via a composite entrance door, featuring a radiator, stairs leading to the first floor, smoke alarm and doors to:

Cloakroom

With a low-flush WC, wash hand basin, radiator, and UPVC double-glazed window.

Kitchen

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and extractor hood, integrated fridge freezer and dishwasher. Plumbing and space for a washing machine and space for a fridge freezer. Upvc double glazed window and radiator.

Lounge/Diner

A bright and spacious living area with UPVC double-glazed French doors leading to the garden, a radiator, and a useful under stairs storage cupboard.

First Floor Landing

With an access into loft space via loft hatch, smoke alarm and providing access to all first-floor rooms:

Bedroom One

A well-proportioned double bedroom with a UPVC double-glazed window and radiator.

Bedroom Two

A generous second bedroom featuring a UPVC double-glazed window, an over stairs airing cupboard and a radiator.



Bathroom

Fitted with a panel-enclosed bath with shower attachment and screen, low-flush WC, wash hand basin, radiator and extractor fan.

Outside

The landscaped rear garden includes a composite decking area, paved patio, and artificial lawn for easy maintenance. The property also benefits from two allocated parking spaces to the frontage.







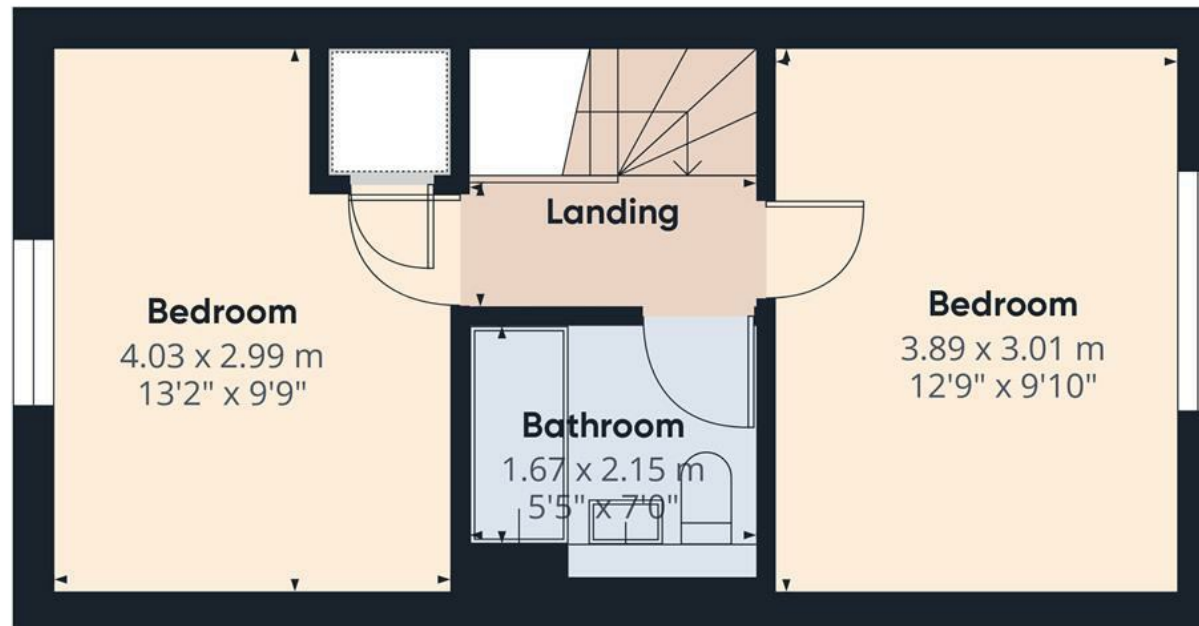








Floor 0



Floor 1

Approximate total area⁽¹⁾

61.3 m²

659.83 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Approximate total area⁽¹⁾
32.83 m²
353.39 ft²

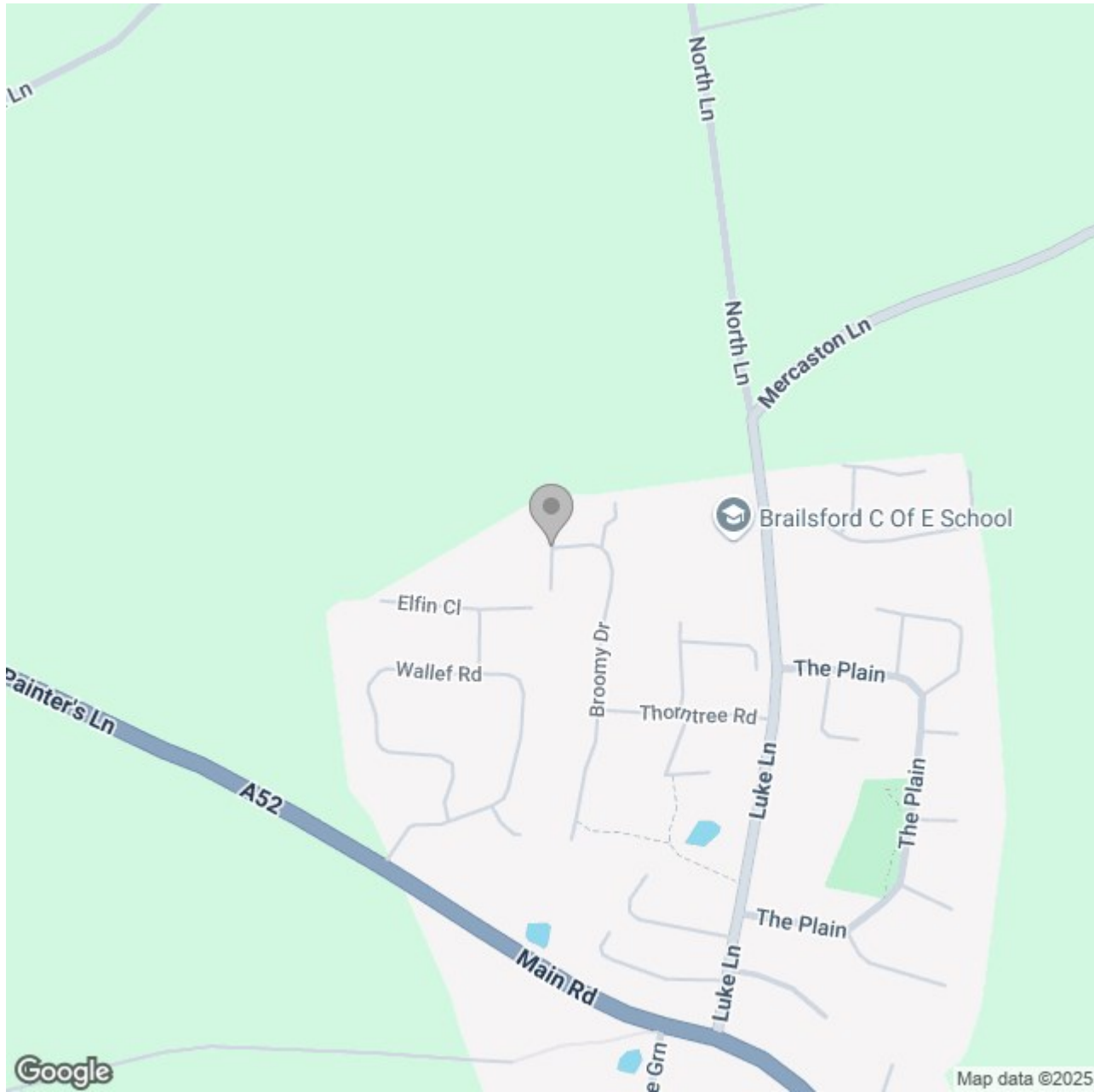
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Floor 0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 