

19 Marshall Road

CROPWELL BISHOP

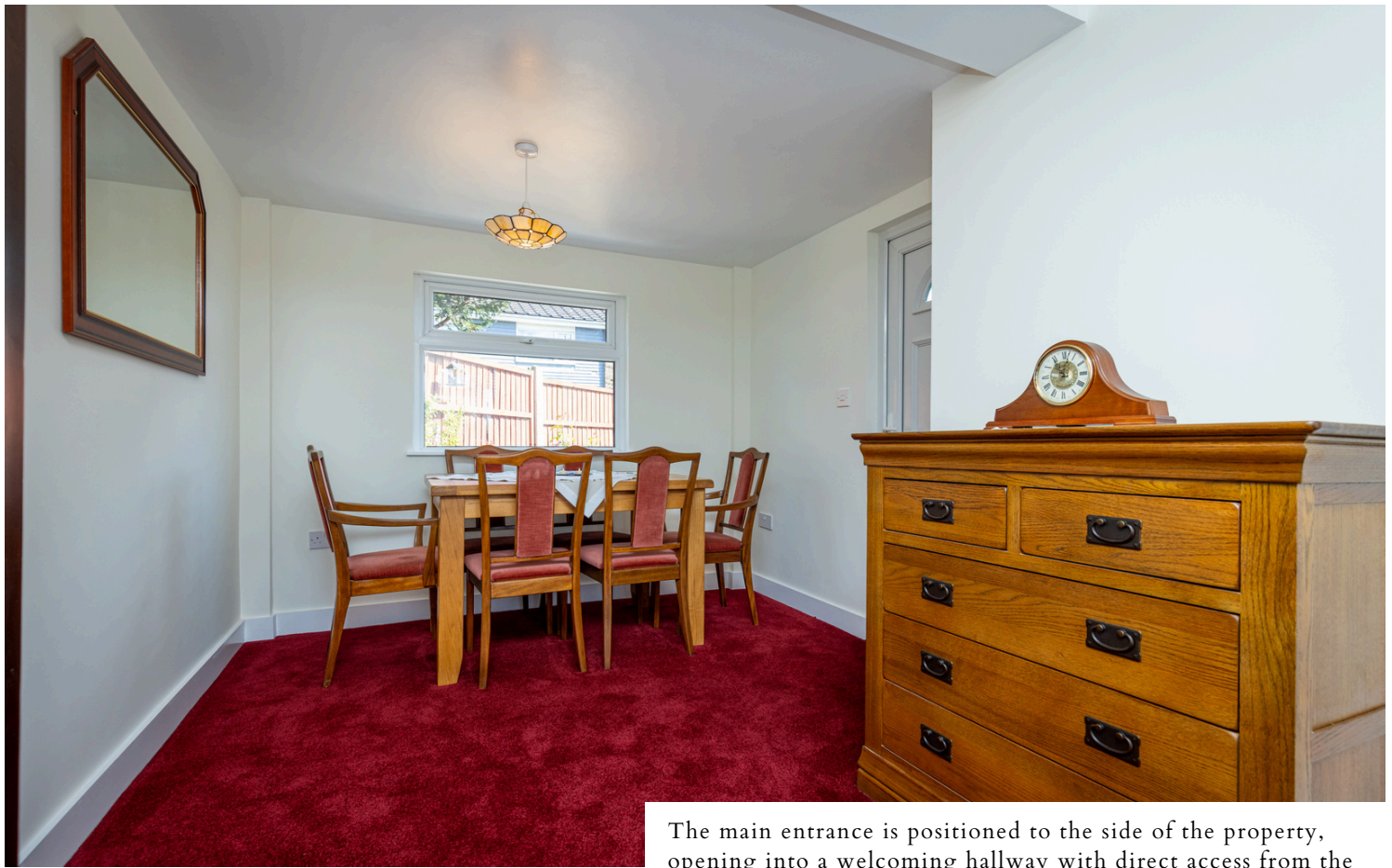
19 MARSHALL ROAD

Cropwell Bishop, Nottinghamshire, NG12 3DP

This attractive two-bedroom semi-detached bungalow offers a superb combination of style, comfort, and practicality. Thoughtfully upgraded over the past year by the current owners, the home now boasts a brand-new heating system, new flooring, updated internal doors, and tasteful decoration throughout. The former garage has been beautifully converted into a dining room, complemented by the addition of a bright and airy conservatory.

Externally, both the front and rear gardens have been landscaped to create low-maintenance spaces that can be enjoyed year-round. Situated within easy walking distance of the village centre, residents will appreciate the close proximity to local shops, public houses, and other amenities, while parking for multiple vehicles is provided via a generous tandem driveway.





The main entrance is positioned to the side of the property, opening into a welcoming hallway with direct access from the driveway. A large cupboard houses the boiler and offers space for coats, while an additional full-height cupboard provides excellent shelved storage.



The kitchen is located to the rear of the property and features a range of white units paired with wood-effect laminate worktops. A freestanding single oven with a four-ring hob are included whilst there is space for an under-counter washing machine and a freestanding fridge freezer. The stainless-steel single bowl sink, complete with draining board, is perfectly positioned beneath the rear window, offering pleasant views over the garden.

From the kitchen, a door leads into the stylish dining room, created from the conversion of the former garage. This inviting space benefits from direct access to the rear patio, making it ideal for relaxed meals and summer gatherings.



The generously proportioned sitting room, also to the rear, is carpeted for comfort and filled with natural light. French patio doors open directly into the newly constructed conservatory, which features laminate flooring and panoramic views of the garden.

Patio doors provide further access to the garden's paved seating area, creating a seamless indoor-outdoor flow and a perfect setting for entertaining.





and so to bed...

Two well-presented bedrooms are located at the front of the property, each enjoying abundant natural light from large windows. The primary bedroom is a spacious double with ample room for additional furnishings, while the second double bedroom includes a fitted cupboard for convenient storage.

The modern, fully tiled bathroom has been recently upgraded and comprises a shower cubicle with electric shower, pedestal wash basin, WC, and towel radiator. A large built-in cupboard offers useful shelved storage, ideal for linens and towels.





gardens

To the front, a large gravelled area with tastefully designed slab features offers an attractive, low-maintenance setting, perfect for displaying potted plants. The tandem block-paved driveway runs along the side of the bungalow, providing ample parking for at least two vehicles.

The rear garden has been thoughtfully landscaped to create a versatile and easy-to-maintain outdoor space. A paved patio provides an ideal area for al fresco dining, while an artificial lawn ensures year-round greenery without the upkeep. To the rear, a gravel section with two raised planters adds further visual interest, and a garden shed offers additional storage. The garden is fully enclosed by fencing, ensuring privacy and security.

local amenities

Cropwell Bishop is a highly sought after village situated within The Vale of Belvoir. Amenities within the village include, pubs, village hall, local CO-OP, Doctors surgery, Primary school and bus service. There are also many walks along the canal or across the fields to nearby villages.

The Vale of Belvoir is on the borders of Leicestershire, Lincolnshire and Nottingham and is home to Belvoir Castle and estate, meanwhile the local market town of Bingham is close by and West Bridgford is approximately a 10 minute drive away.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

services

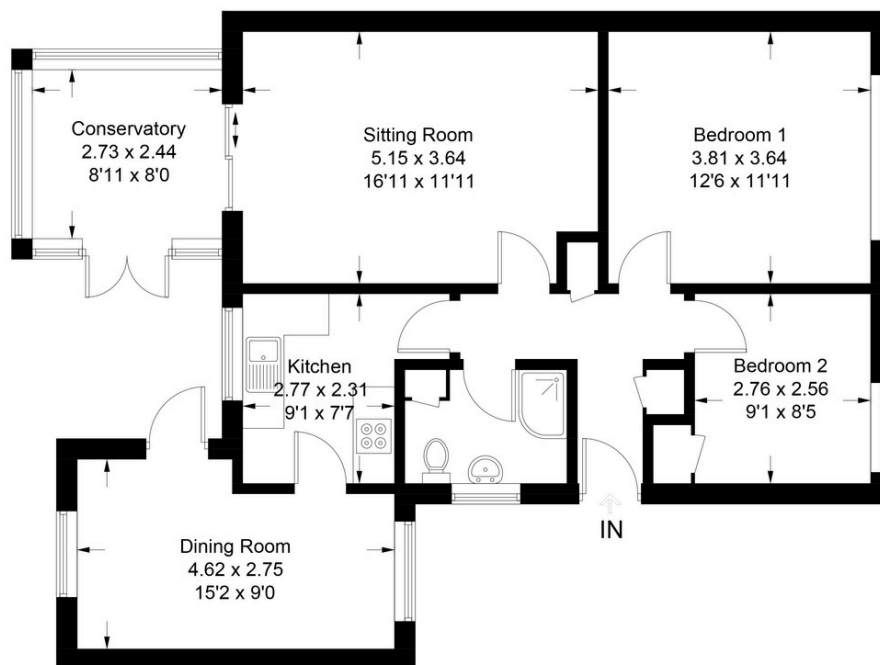
Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired heating. None of the services or appliances have been tested by the agent.





finer details

Approximate Gross Internal Area:
79.4 sq m / 855 sq ft



EPC rating: 69 | C
EPC potential: 77 | C

Local Authority: Rushcliffe Borough Council
Council Tax Band: B

Possession: Vacant possession upon completion.

Tenure: Freehold

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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