

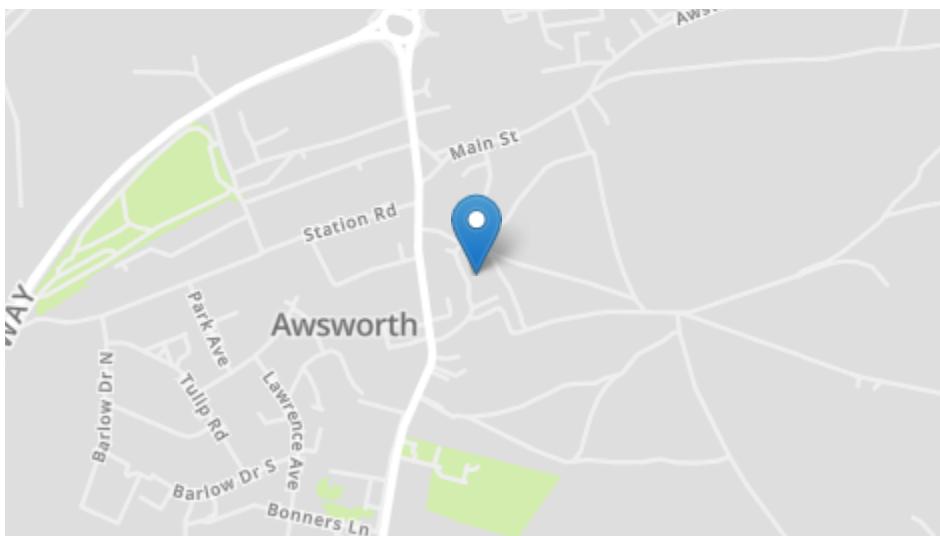
Old School Lane, Awsworth, NG16 2WX

£250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Modern Semi Detached House
- 3 Bedrooms
- En Suite & Family Bathroom
- Downstairs WC
- Driveway
- Low Maintenance Rear Garden
- Well Presented Throughout
- 3 Years NHB Certificate

Our Seller says....

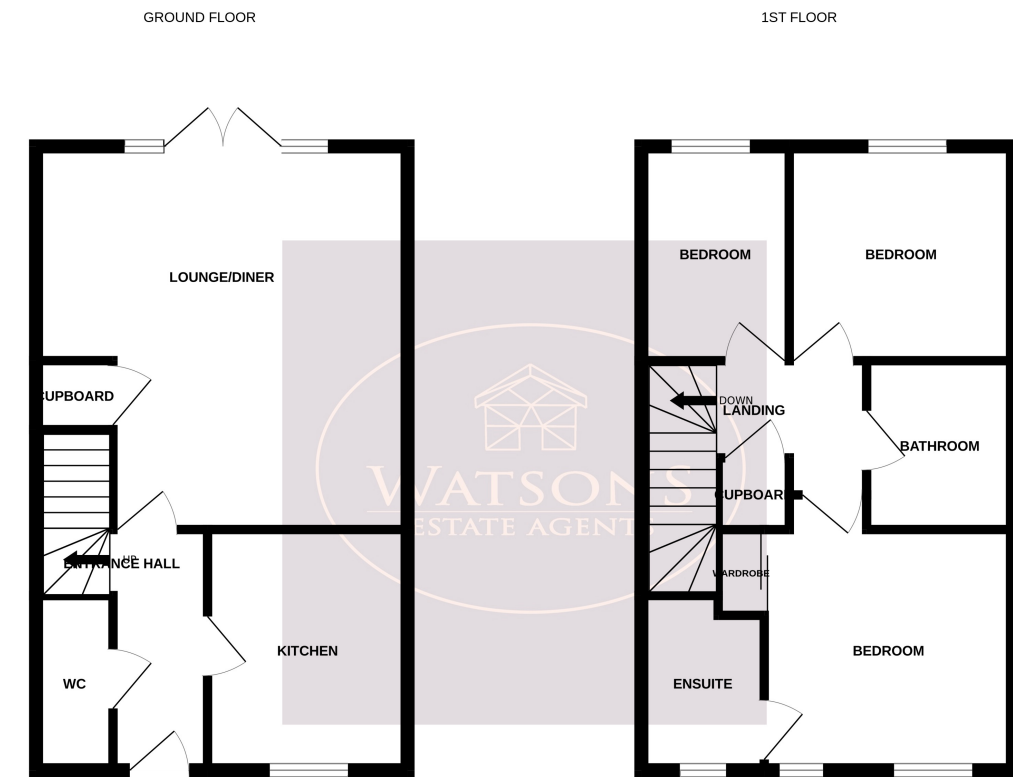
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27318792

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



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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*** TOP MARKS! *** Old School Lane has to be one of the most desirable streets in the village of Awsworth and this one is particularly well presented. So whether you are up-sizing, down-sizing or a first time buyer looking for something special, this is well worth viewing. The accommodation ticks some great boxes, comprising in brief: entrance hall, wc, lounge/diner, kitchen, upstairs landing to the 3 bedrooms (en suite to primary) and family bathroom. Outside, there is off street parking for 2 cars and the appealing lawned rear is a blank canvas requiring little maintenance so ideal for busy professionals. There are some amenities in the village including a school and post office within walking distance, but the nearby towns of Eastwood, Kimberley & Ilkeston provide easy access to a wide range of shops too. The A610 & M1 motorway are also just a short drive away. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front. Stairs to the first floor, doors to the lounge, dining kitchen & WC.

WC

WC, pedestal sink unit. Radiator and extractor fan.

Lounge/Diner

5.08m x 3.66m (4.79m max) (16' 8" x 12' 0") Under stairs storage, 2 radiators and French doors to the rear garden,

Kitchen

3.09m x 2.56m (10' 2" x 8' 5") A range of matching wall & base units. Work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, washing machine and dishwasher. Integrated boiler, uPVC double glazed window to the front and radiator.

First Floor

Landing

Doors to all bedrooms and bathroom, built in storage cupboard, access to the attic.

Primary Bedroom

3.17m x 3.0m (10' 5" x 9' 10") 2 uPVC double glazed windows to the front, extra depth built in sliding door wardrobes radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower. Extractor fan, radiator and obscured uPVC double glazed window to the front.

Bedroom 2

2.83m x 2.68m (9' 3" x 8' 10") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.75m x 1.89m (9' 0" x 6' 2") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Radiator, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property a tarmac driveway provides off road parking for 2 cars. The low maintenance rear garden comprises a timber decking seating area with uncovered pergola and fixed timber seating, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed and external tap. The garden is enclosed by timber fencing to the perimeter.