

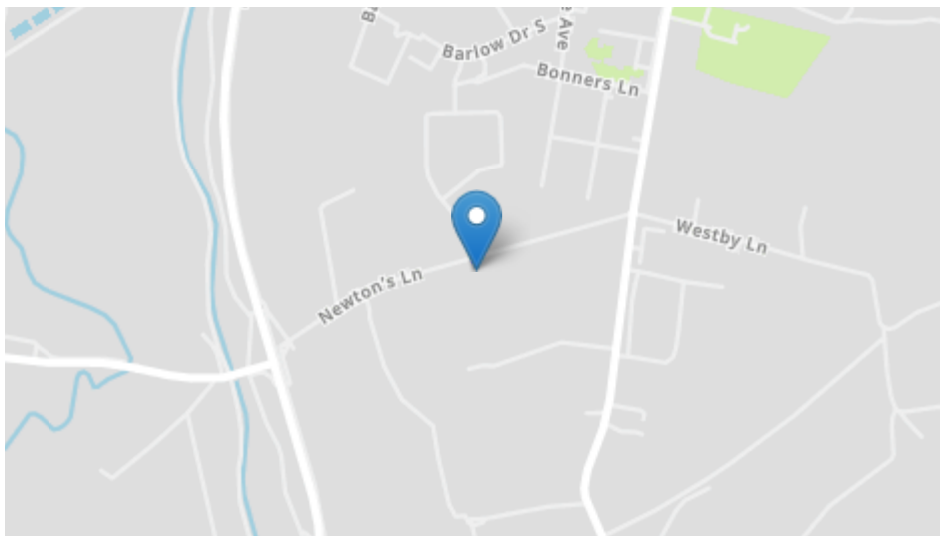
Newtons Lane, Cossall, NG16 2SB

£250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Semi Detached House
- 3 Bedrooms & Loft Room
- Open Plan Living Space
- Downstairs WC & First Floor Shower Room
- Driveway
- South Facing Rear Garden
- Excellent Road & Public Transport Links
- Short Drive To Kimberley & Eastwood Town Centres

Our Seller says....

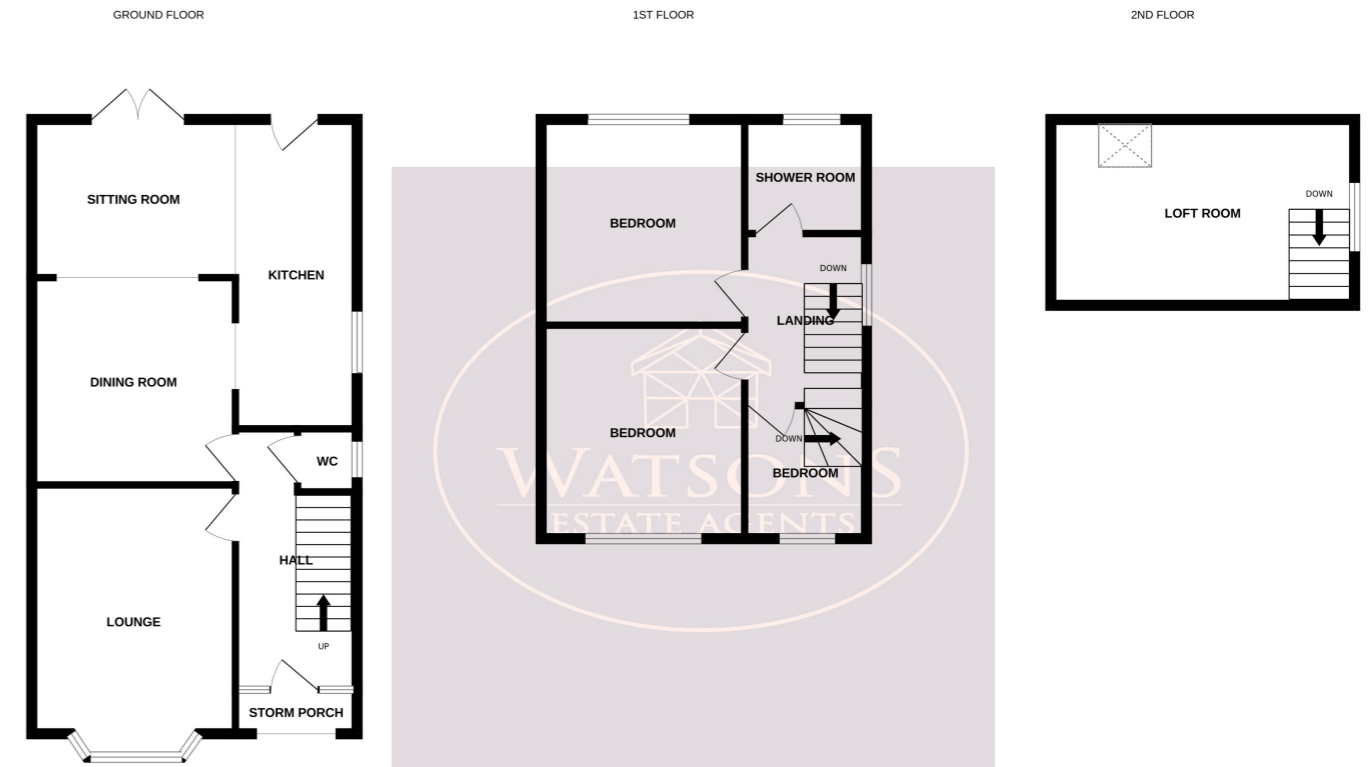
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26628893

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

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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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*** MORE THAN MEETS THE EYE! This beautifully presented home situated in the village of Cossall, has been extended to the rear, includes a loft room and providing a sizeable open plan living space, perfect for buyers looking for a long term family home. In brief the property comprises to the ground floor; original 1930s inner storm porch, hallway, W/C, lounge with bay window, fitted kitchen, open plan sitting and dining areas with French doors leading to the south facing rear garden. To the first floor a landing giving access to three bedrooms and a three piece shower room, off the third bedroom, stairs to the spacious loft room. To the outside a front garden with driveway providing ample off road parking and to the rear an extensive enclosed garden with patio and lawn areas. Newtons Lane is located within the sought after village of Cossall and it well-positioned close to a number of larger settlements. Ilkeston, Trowell, Giltbrook, Kimberley and Eastwood offer a number of nearby amenities, with the main city centre within easy reach. The area is ideally placed close to a number of major transport links including M1 motorway, A610, Ilkeston Railway Station, Phoenix Park NET tram station and a number of bus routes servicing the area. This property ticks every box both inside and out.

Ground Floor

Storm Porch

Arched storm porch.

Entrance Hall

Composite entrance door to the front, radiator, wood effect laminate flooring, stairs to the first floor. Doors to the WC, lounge and open plan living space.

WC

WC, wall mounted sink and obscured uPVC double glazed window to the side.

Lounge

4.24m x 3.32m (13' 11" x 10' 11") UPVC double glazed bay window to the front, brick built fire place with inset space for wood burner style stove and radiator.

Open Plan Living Space

Dining/Seating Area - 6.55m (3.22m min) x 3.38m Radiator, wood effect laminate flooring and French doors leading to the rear garden.

Kitchen Area - 5.53m x 5.10m A range of matching wall & base units, work surfaces incorporating a ceramic sink. Integrated appliances to include: electric oven & hob with extractor over and under counter fridge & freezer. Plumbing for washing machine & dishwasher. Wood effect laminate flooring. Door to the rear.

First Floor

Landing

UPVC double glazed window to the side and doors to all bedrooms and shower room. Stairs to the loft room.

Bedroom 1

3.47m x 3.33m (11' 5" x 10' 11") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 2

3.38m x 3.34m (11' 1" x 10' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.11m x 1.96m (6' 11" x 6' 5") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Second Floor

Loft Room

4.95m x 3.02m (16' 3" x 9' 11") UPVC double glazed window to the side, uPVC double glazed velux window to the rear. Ceiling spotlights and radiator.

Outside

To the front of the property is a gravel driveway providing ample off road parking and is enclosed by hedge borders to the perimeter. The South facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and timber built sheds. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.