

Swingate, Kimberley, NG16 2PH

Offers Over £220,000

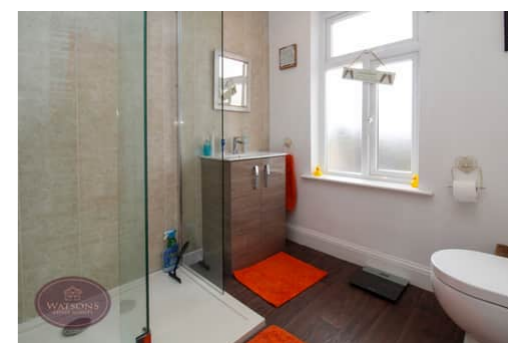
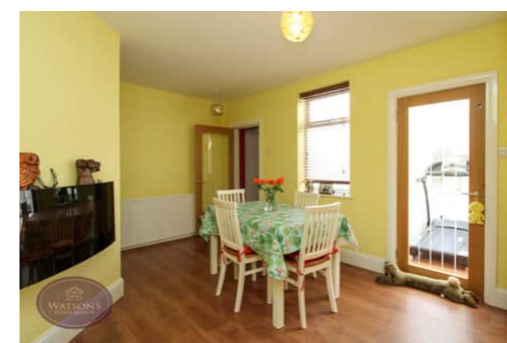


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	82
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 2 Double Bedrooms
- 2 Reception Rooms
- Downstairs WC & Conservatory
- Off Road Parking
- West Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

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 - 26109939

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



*** LOOKING FOR YOUR FIRST FAMILY HOME? *** This well presented & extended semi detached is located close to primary schools, bus routes & amenities of Kimberley Town Centre, making it a great option for small families. The property was formally 3 bedrooms but has been re configured by our sellers to allow for a first floor shower room. The ground floor accommodation comprises in brief: entrance hall, lounge with multi fuel burner, dining room, galley kitchen, WC and a conservatory overlooking the rear garden. On the first floor, the landing leads to two double bedrooms and a shower room which is fitted with a modern suite. Outside, a driveway to the front provides off road parking. A key selling point of this home is the generous rear garden which is predominantly lawned with a patio area, enclose by timber fencing and hedge borders. 'Swingate' is one of the most sought after areas in Kimberley, popular for its proximity to Swingate Farm, surrounding countryside & family friendly pubs. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Obscured uPVC double glazed window to the front, composite entrance door to the front, radiator, stairs to the first floor and door to the lounge.

Lounge

4.5m x 3.57m (14' 9" x 11' 9") UPVC double glazed window to the front, inglenook fire place with inset multifuel burner, wood effect laminate flooring and door to the dining room.

Dining Room

4.64m x 3.29m (15' 3" x 10' 10") UPVC double glazed window to the rear, radiator, wood effect laminate flooring, under stairs storage cupboard with obscured uPVC double glazed window to the side. Doors to the kitchen and conservatory.

Kitchen

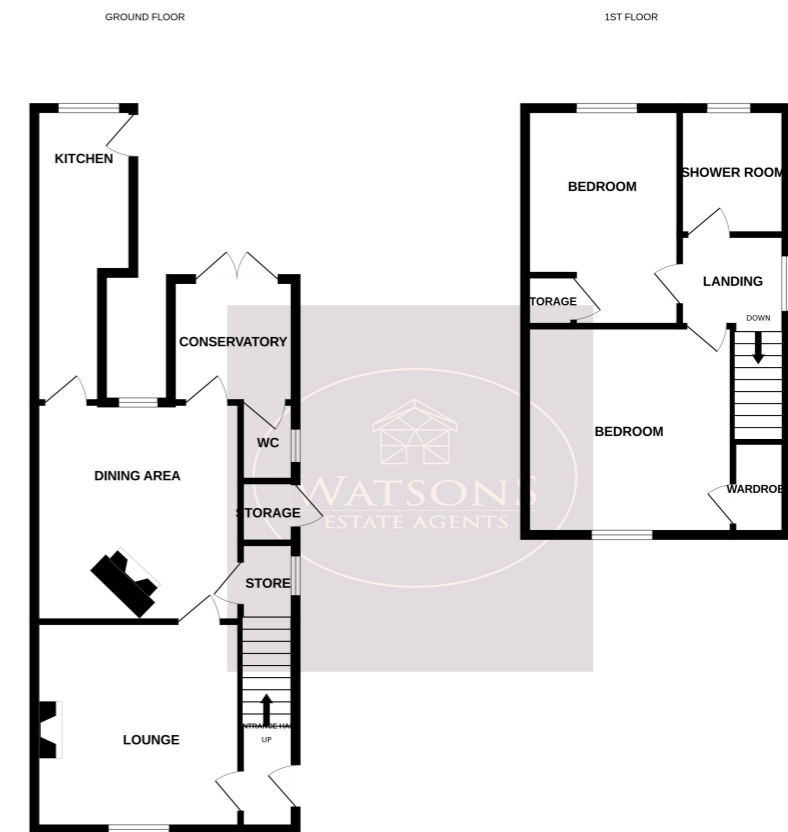
6.37m x 3.29m (20' 11" x 10' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include electric oven & hob with extractor over and dishwasher. Plumbing for washing machine, radiator, uPVC double glazed windows to the rear & side and door to the side.

Conservatory

2.62m x 2.31m (8' 7" x 7' 7") Brick & uPVC double glazed construction, wood effect laminate flooring, French doors to the rear garden and door to the WC.

WC

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



While 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 misstatement. 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. Made with Metropix 02023

First Floor

Landing

Doors to both bedrooms and shower room.

Bedroom 1

4.48m x 3.6m (14' 8" x 11' 10") UPVC double glazed window to the front, radiator and walk in wardrobe with chrome heated towel rail.

Bedroom 2

3.31m x 3.24m (10' 10" x 10' 8") UPVC double glazed window to the rear, fitted storage cupboard and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and walk in shower cubicle with mains fed shower over. Heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a gravel driveway provides off road parking. The generous West facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and flower bed borders with a range of plants & shrubs. The garden is enclosed by hedge and timber fencing to the perimeter.