

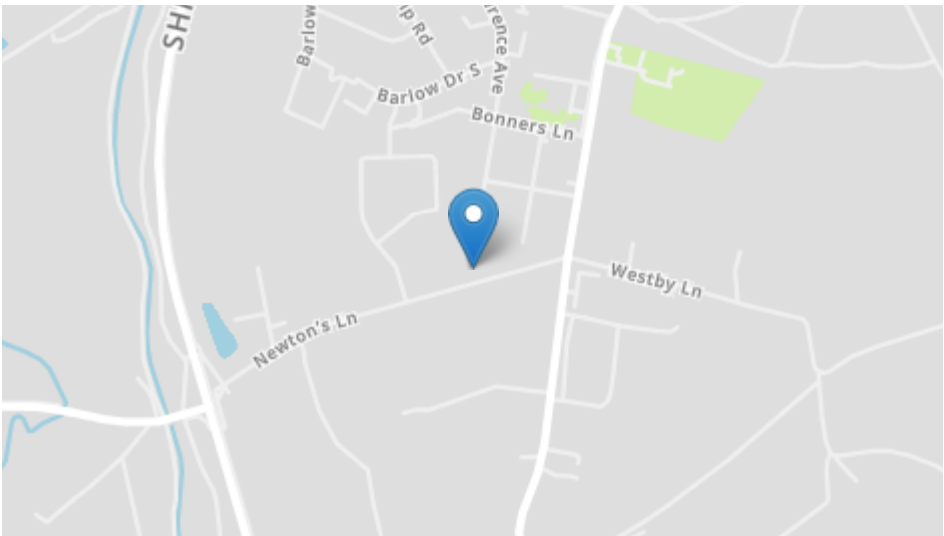
Newtons Lane, Cossall, NG16 2SF

Offers Over £240,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Extended Semi Detached Family Home
- 3 Bedrooms
- Open Plan Living Space
- Downstairs WC
- Ample Off Road Parking
- Private Rear Garden
- Popular Residential Location
- Excellent Road & Public Transport Links Including Train

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 - 28781036

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



*** 'NEWTON'S' LAW STATES THIS IS THE HOME FOR YOU! *** A spacious and well maintained three bedroom semi-detached property in the popular village of Cossall. Features include two generous reception rooms, a private rear garden, and ample off road parking. Briefly comprising; entrance hallway, lounge, dining room, kitchen, downstairs WC. To the first floor, three bedrooms and bathroom. Outside, large driveway to the front providing ample off road parking, and private garden to the rear. Cossall offers buyers the best of both worlds, with countryside walks close by, along with an array of amenities including the Giltbrook retail park, the surrounding towns of Eastwood, Awsworth and Kimberley, and excellent road links via the A610 and M1. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Stairs to the first floor, doors to the WC & dining area.

WC

WC, vanity sink unit, heated towel rail and under stairs storage cupboard.

Lounge

3.3m x 3.6m (10' 10" x 11' 10") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring and open access to the dining area.

Dining Area

2.89m x 2.85m (9' 6" x 9' 4") Radiator, wood effect laminate flooring and open access to the kitchen.

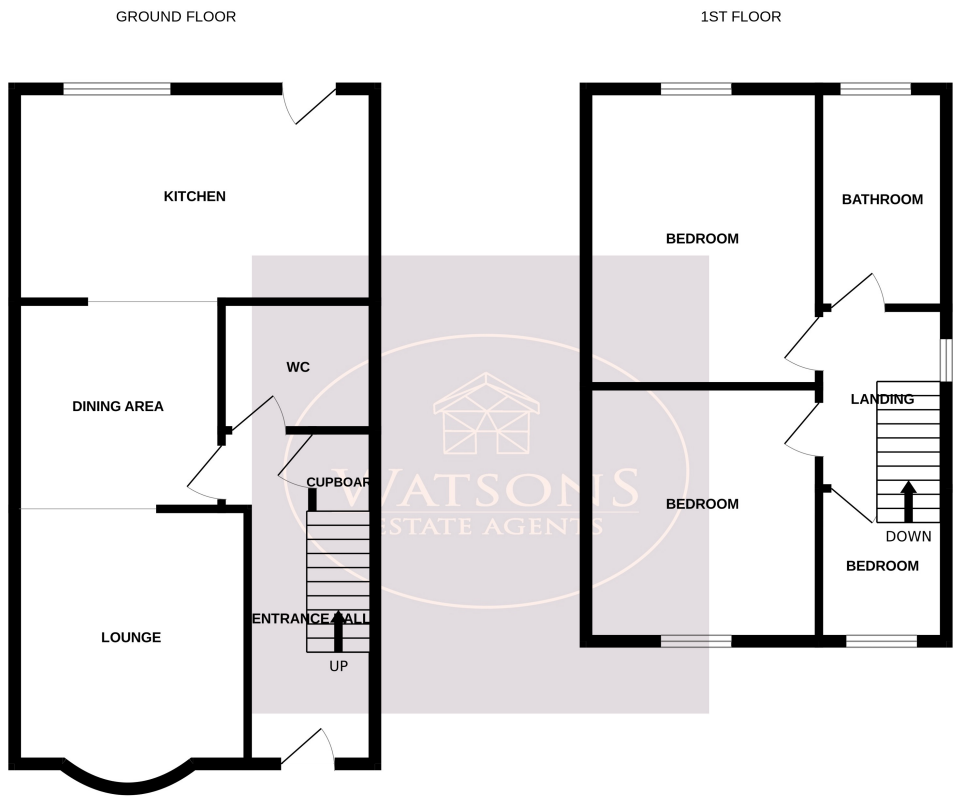
Kitchen

4.9m x 3.0m (16' 1" x 9' 10") A range of matching shaker style wall & base units, work surfaces housing a single sink & drainer unit. Space for cooker with extractor over. Radiator, plumbing for dishwasher & washing machine, integrated wine rack, tiled flooring and uPVC double glazed window & door to the rear.

First Floor

Landing

UPVC double glazed window to the side, doors to all bedrooms & bathroom and access to the attic (partially boarded)



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. Made with Metropix 12/2025

Bedroom 1

4.2m x 3.3m (13' 9" x 10' 10") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.5m x 3.3m (11' 6" x 10' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

2.1m x 1.8m (6' 11" x 5' 11") UPVC double glazed window to the front and radiator.

Bathroom

3.1m x 1.7m (10' 2" x 5' 7") Modern 3 piece suite comprising concealed WC, vanity sink unit and bath with electric shower over. Radiator, tiling to the walls, wall mounted vanity units and uPVC double glazed window to the rear.

Outside

To the front of the property there is a small lawn with a plum slate bedding area and a driveway which provides ample off road parking. The rear garden has a paved patio, lawn with rockery border, hedging and timber fencing to the perimeter. The garden is enclosed by hedge borders and timber fencing to the perimeter with gated access to the side.