

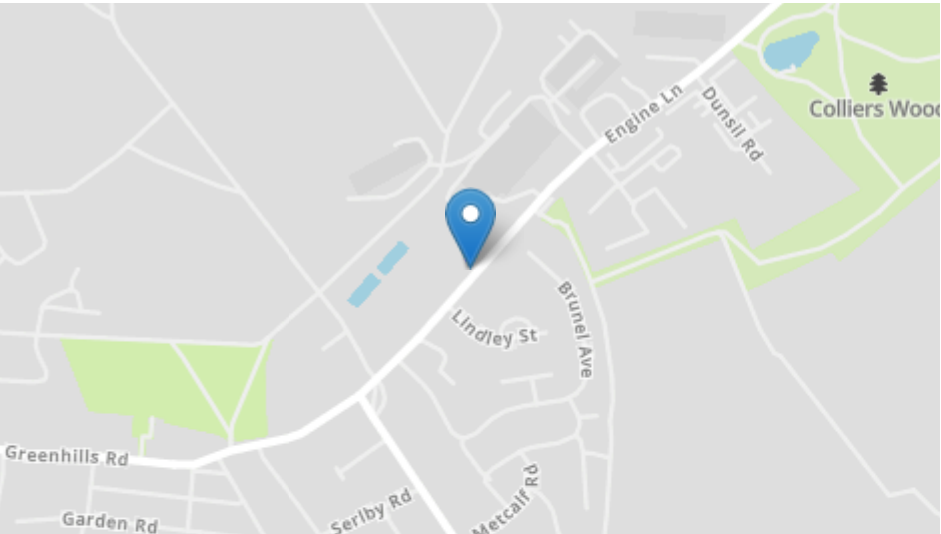
Engine Lane, Newthorpe, NG16 3PX

Offers Over £160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Semi Detached
- 2 Bedrooms
- Fitted Breakfast Kitchen
- Low Maintenance Rear Garden
- Generous Driveway
- Close to School & Recreational Parks
- No Upward Chain
- Ideal First Buy

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 - 28988653

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



*** YOU WILL BE DRIVEN TO VIEW ENGINE LANE! *** NO CHAIN *** This great 2 bedroom semi detached home is the perfect place to start your home owning experience! Boasting internally a living room, kitchen, bathroom, two double bedrooms and occupying a generous plot with ample parking, private garden and being decorated and presented to a very good standard we would highly recommend an early viewing to fully appreciate this fine home.

Ground Floor

Entrance Hall

UPVC entrance door to the front and radiator. Door to the lounge and stairs to the first floor.

Lounge

4.06m x 3.62m (13' 4" x 11' 11") UPVC double glazed window to the front, radiator, laminate wood flooring, inglenook fireplace with inset multi fuel burner, and door to the lobby.

Lobby

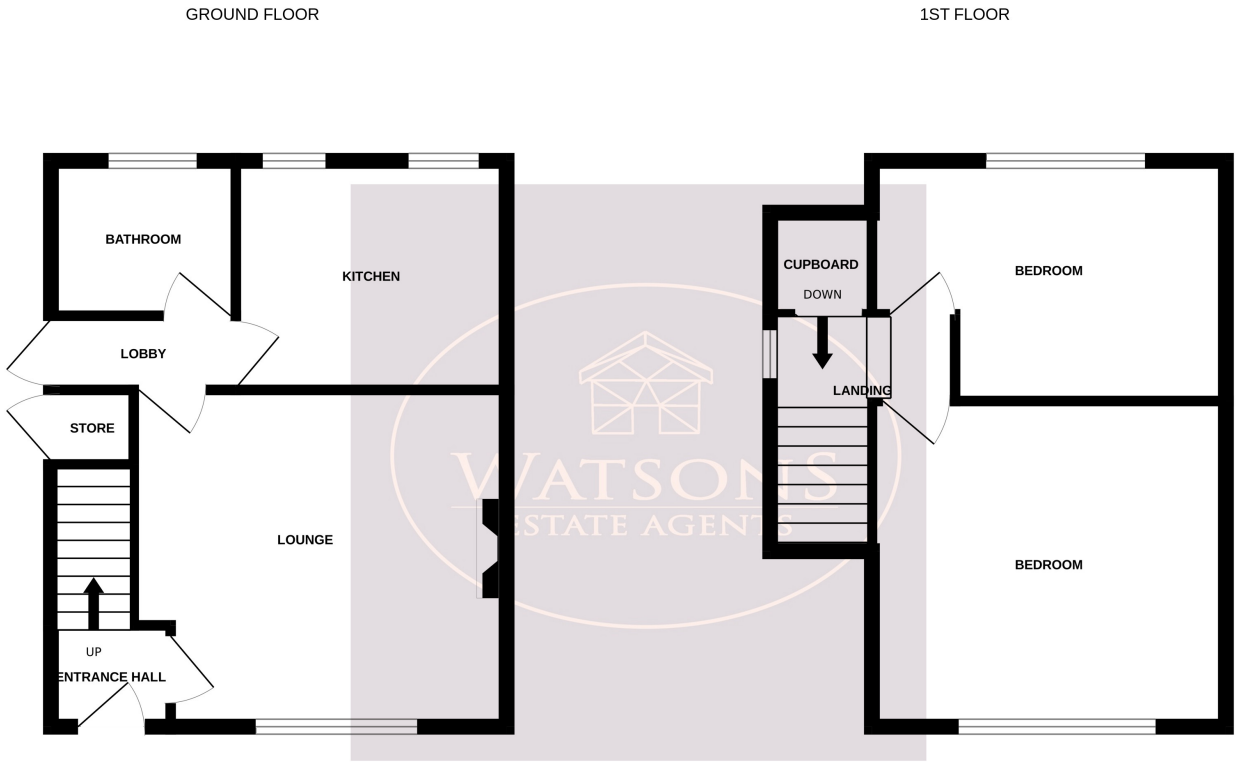
UPVC door to the side and doors to the bathroom and kitchen.

Kitchen

3.15m x 2.57m (10' 4" x 8' 5") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven and hob with extractor over. Breakfast bar, plumbing for washing machine, vertical radiator and 2 uPVC double glazed windows to the rear.

Bathroom

White 3 piece suite comprising wc, pedestal sink and panelled bath with mains fed shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.



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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First Floor

Landing

UPVC double glazed window to the side and airing cupboard housing the combination boiler. Access to the attic and doors to both bedrooms.

Bedroom 1

3.67m x 3.25m (12' 0" x 10' 8") UPVC double glazed window to the front and vertical radiator.

Bedroom 2

3.64m x 2.65m (11' 11" x 8' 8") UPVC double glazed window to the rear and vertical radiator.

Outside

The front garden is enclosed by timber fencing and comprises large tarmacadam driveway and turfed lawn. The low maintenance rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio and tiered timber decking seating area.