

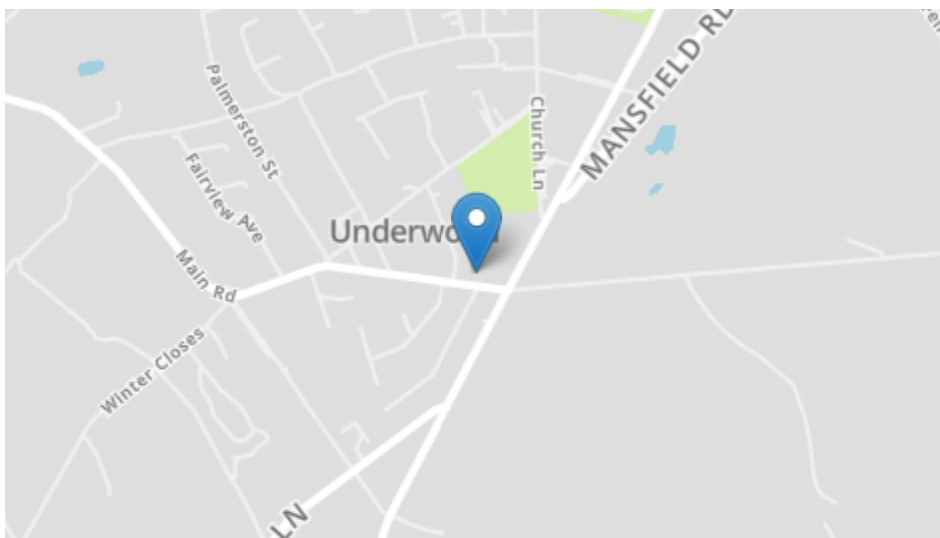
Main Road, Underwood, NG16 5GF

Offers Over £260,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	83
(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	



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 - 27941701

- Detached 3 Storey Home
- 3 Double Bedrooms Plus Office
- Re Fitted Dining Kitchen
- Spacious Lounge & Separate Dining Room
- First Floor Bathroom & En Suite
- Driveway & Garage
- Well Maintained Gardens
- Good Road & Transport Links

Our Seller says....

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
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***** VILLAGE LIFE ***** Located in the pretty and sought after village of Underwood this charming 3 bedroom detached home will delight families with the space afforded. Having a great deal of curb appeal the property does not disappoint when you get through the front door! Boasting generous living space you will find inside a living room, separate dining room, dining kitchen, 2 bedrooms on the first floor with office and shower room and then to top it off a generous master bedroom with en-suite bathroom. Outside there is ample private parking, garage and gardens to front and rear. The property is also very conveniently located for schools, shops and access to the M1 at jnct 27! To check out what this lovely home has to offer call us today to book your viewing!

Ground Floor

Entrance Porch

UPVC double glazed entrance door, uPVC double glazed windows to the front and side, laminate wood flooring, open plan to the entrance hall.

Entrance Hall

Open to the entrance porch, laminate wood flooring, radiator, doors to the lounge, dining room and under stairs storage cupboard, stairs to the first floor.

Lounge

5.74m x 3.78m (18' 10" x 12' 5") UPVC double glazed window to the front, laminate wood flooring, radiator, door with obscured windows to the dining kitchen.

Dining Kitchen

5.59m x 2.54m (18' 4" x 8' 4") A range of matching high gloss wall & base units with work surfaces incorporating a 1.5 bowl sink & drainer unit and breakfast bar. Integrated appliances including; waist height electric oven and microwave, electric hob with extractor over and fridge freezer. Plumbing for washing machine and dishwasher, tiled floor, radiator, uPVC double glazed windows to the rear, doors to the dining room and lounge, uPVC double glazed French doors to the rear garden.

Dining Room

3.43m x 3.07m (11' 3" x 10' 1") UPVC double glazed window to the side, radiator, laminate wood flooring, uPVC double glazed door to the side.

First Floor

Landing

UPVC double glazed window to the front, doors to bedrooms 2, 3 and the shower room, opening to the office and stairs to the second floor.

Bedroom 2

3.1m x 2.82m (10' 2" x 9' 3") UPVC double glazed window to the front, radiator and built in storage cupboard.

Bedroom 3

2.87m x 2.84m (9' 5" x 9' 4") UPVC double glazed window to the rear and radiator.



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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Office

2.77m x 2.49m (9' 1" x 8' 2") UPVC double glazed window to the side and radiator.

Shower Room

White 3 piece suite comprising; concealed cistern wc, vanity sink unit and double shower cubicle with mains fed shower. Chrome heated towel rail, extractor fan, ceiling spotlights, tiled floor and obscured uPVC double glazed window to the rear.

Second Floor

Landing

UPVC double glazed Velux window, door to bedroom 1.

Bedroom 1

4.98m x 4.37m (16' 4" x 14' 4") UPVC double glazed doors with Juliet balcony to the rear and uPVC double glazed Velux windows to the front. Ceiling spotlights, radiator and door to the en suite.

Outside

The front garden is enclosed by timber fences and brick walls to the perimeter, and comprises; paved path with steps leading to the entrance door, turfed lawn, flower bed boarders with a range of plants & shrubs, and brick paved driveway with space for multiple vehicles leading to the garage fitted with up & over door. The rear garden is enclosed by hedge and timber fences to the perimeter with gated access to the side and comprises; paved patio and turfed lawn.