

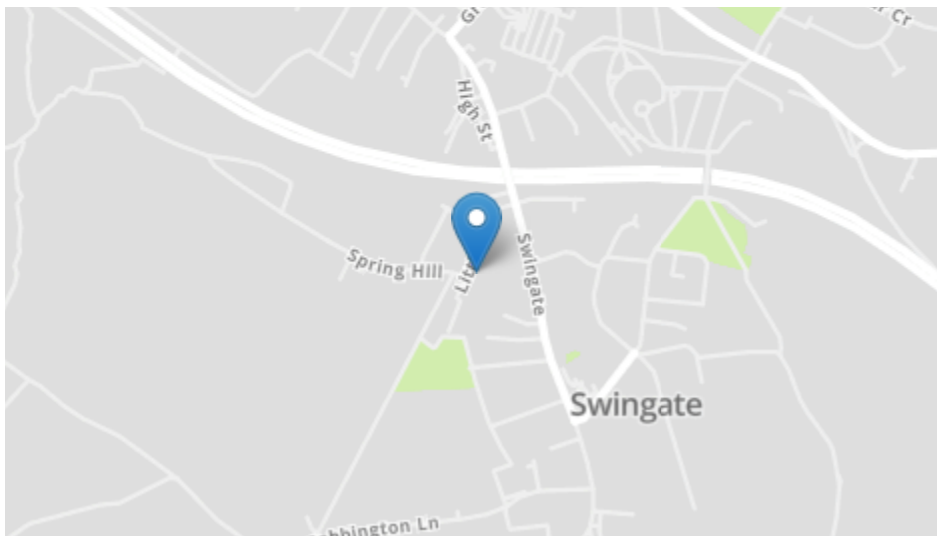
Little Lane, Kimberley, NG16 2PE

Offers Over £220,000



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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 - 26794519

- Semi Detached House
- 3 Bedrooms
- Dining Kitchen
- Downstairs WC & Utility Room
- Off Road Parking
- Generous Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

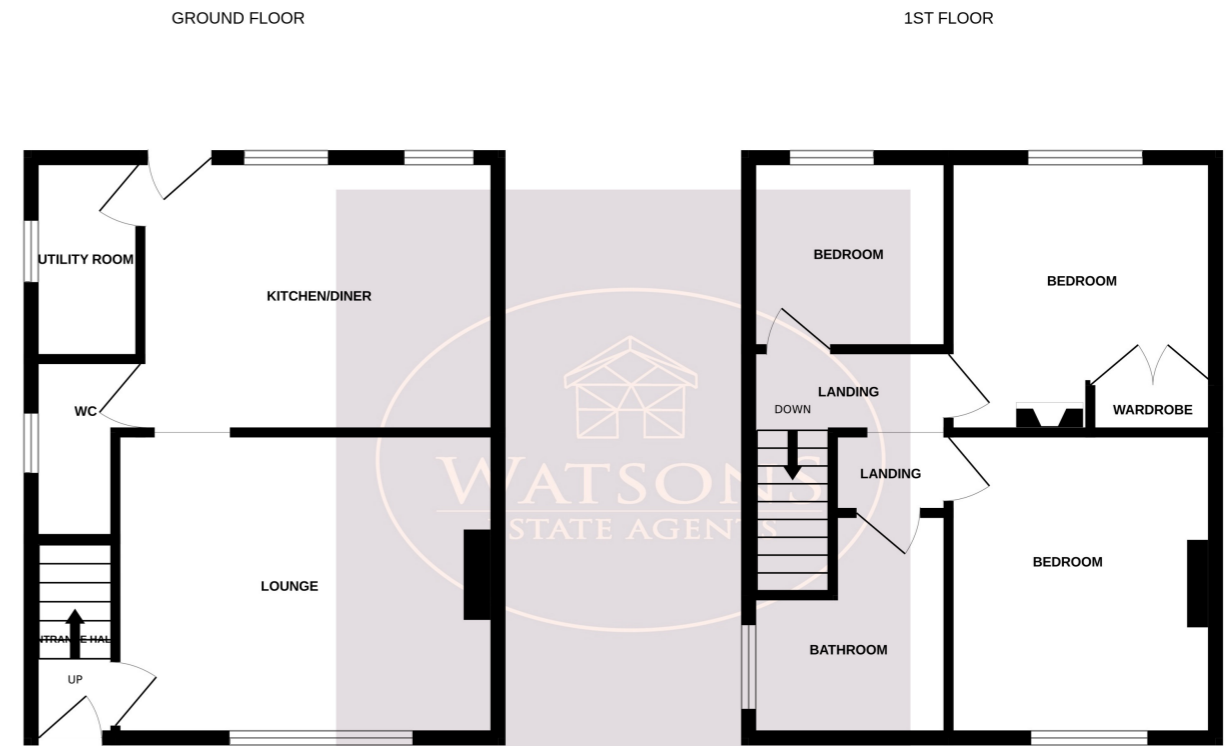
Our Seller says....

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

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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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**\*\*\* SIMPLY SUPERB SEMI \*\*\*** Whether you are a first or second time buyer, down-sizing or relocating, this 3 bed semi detached home will tick more boxes than you might expect. With downstairs wc & utility room as well as a great rear garden, viewing is recommended. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen, utility, wc, upstairs landing to the 3 bedrooms and family bathroom. Outside, the appealing lawned rear has a covered area including barbeque & pizza oven, as well as a bar area for summer entertaining. A driveway to the side provides off street parking. Families will appreciate the favoured school catchments of this desirable cul-de-sac location and all the amenities of Kimberley Town Centre are within walking distance, but you get the best of both worlds, with beautiful countryside walks also on your door step! Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor and door to the lounge.

### Lounge

4.58m x 3.66m (15' 0" x 12' 0") UPVC double glazed window to the front, wooden fire place with inset space for fire, radiator. quality wood effect laminate flooring and door to the kitchen.

### Dining Kitchen

4.28m x 3.29m (14' 1" x 10' 10") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for dishwasher, tiled flooring, 2 uPVC double glazed windows to the rear, tiled flooring, radiator and doors to the rear garden, utility room and downstairs WC.

### WC

WC, vanity sink unit, radiator and obscured uPVC double glazed window to the side.

### Utility Room

2.41m x 1.31m (7' 11" x 4' 4") A range of matching base units, plumbing for washing machine & tumble dryer. Wall mounted combination boiler, tiled flooring and door to the side.

## First Floor

### Landing

Wood effect laminate flooring, access to the attic and doors to all bedrooms and bathroom.

### Bedroom 1

3.66m x 3.29m (12' 0" x 10' 10") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.66m x 3.19m (12' 0" x 10' 6") UPVC double glazed window to the rear, fitted wardrobes, radiator and traditional fire place.

### Bedroom 3

2.39m x 2.29m (7' 10" x 7' 6") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

### Bathroom

2.69m x 2.39m (8' 10" x 7' 10") 3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

### Outside

The generous rear garden comprises a covered paved patio with concrete barbecue and pizza oven, timber decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed and is enclosed by timber fencing to the perimeter. Running alongside the property is a concrete driveway with parking for 2 cars.