

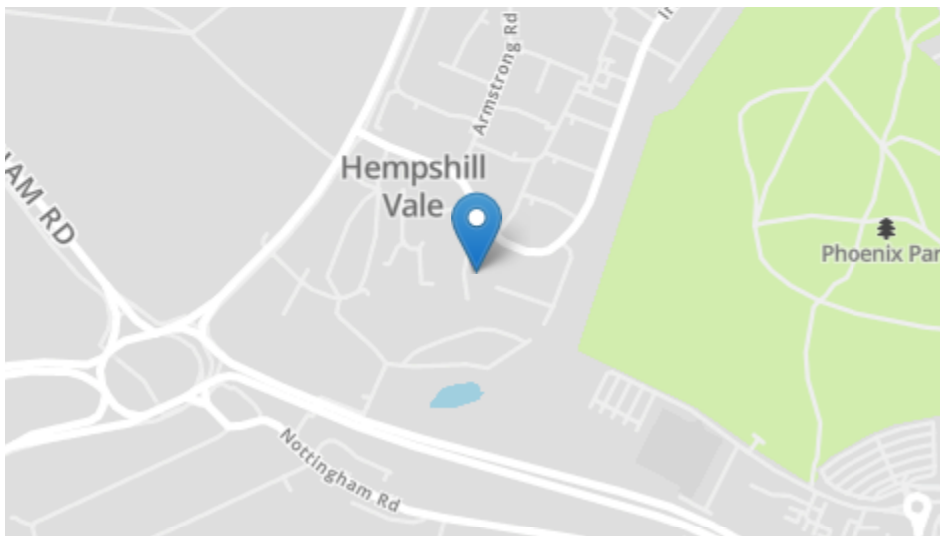
Lovell Close, NG6 7AQ

Offers Over £280,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		68	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Semi Detached Family Home
- 4 Bedrooms
- Dressing Room & En Suite
- 3 Reception Rooms
- Downstairs WC
- Driveway & Double Garage
- Cul De Sac Location'
- Excellent Road & Public Transport Links
- No Upward Chain

Our Seller says....

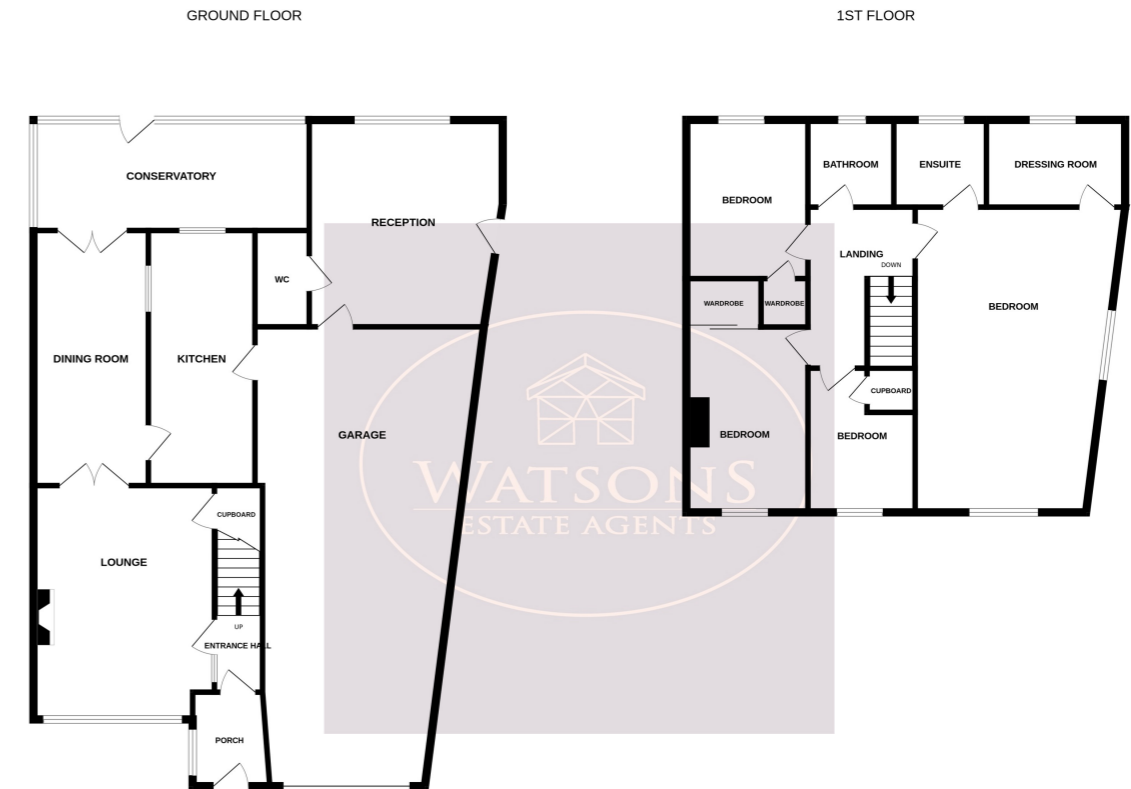
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27126972

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



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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*** YOU'LL LOVE LOVELL CLOSE *** This exceptional EXTENDED home in the ever popular Hempsill Vale area, has 4 bedrooms (dressing room & en suite to primary), as well as a good driveway & double garage to provide great off street parking. Families will also appreciate the favoured school catchment. In brief, the accommodation comprises porch, entrance hall, lounge, dining room, generous conservatory, kitchen, family room, downstairs wc. Upstairs, the landing leads to the 4 good size bedrooms and family bathroom. Outside, the plot sits at the end of a quiet cul de sac, with a paved driveway & double garage to the front, whilst a modest rear garden has low maintenance & high privacy. This quiet location on the outskirts of Nottingham enjoys easy access to a wealth of amenities as well as excellent transport links with the tram network & M1 motorway all just a short drive away. You will find it difficult to get more space in a better area at this price point, so we recommend viewing. Call our sales team now.

Ground Floor

Porch

Brick & uPVC double glazed construction. Door to the entrance hall.

Entrance Hall

Stairs to the first floor and door to the lounge.

Lounge

5.09m x 3.94m (16' 8" x 12' 11") UPVC double glazed window to the front, radiator, feature fire place with inset space for wood burner style fire and doors to the storage cupboard. French doors to the dining room.

Dining Room

5.55m x 2.5m (18' 3" x 8' 2") Radiator, French doors to the conservatory and door to the kitchen.

Conservatory

6.0m x 2.4m (19' 8" x 7' 10") Brick & uPVC double glazed construction. Tiled flooring and door to the rear garden.

Kitchen

5.5m x 2.3m (18' 1" x 7' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for double Range style cooker with extractor over. Radiator, serving hatch to the dining room. UPVC double glazed window to the rear. Door to the garage measuring 10.0m x 4.98m with door leading to the family room.

Family Room

5.19m x 4.5m (17' 0" x 14' 9") UPVC double glazed window to the rear, radiator and door to the side leading to the rear garden. Door to the WC.

WC

2.1m x 1.88m (6' 11" x 6' 2") WC and plumbing for washing machine.

First Floor

Landing

Doors to all bedrooms, bathroom and storage cupboard.

Primary Bedroom

6.64m x 4.58m (21' 9" x 15' 0") UPVC double glazed windows to the front & side, doors to the dressing room and en suite.

Dressing Room

3.26m x 1.99m (10' 8" x 6' 6") UPVC double glazed window to the rear.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower. Obscured uPVC double glazed window to the rear and radiator

Bedroom 2

4.03m x 2.65m (13' 3" x 8' 8") UPVC double glazed window to the front, built in wardrobe and radiator.

Bedroom 3

3.46m x 2.65m (11' 4" x 8' 8") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.15m x 2.08m (10' 4" x 6' 10") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, a block paved driveway provides ample off road parking leading to the integral garage with roll up door and power. The driveway is enclosed by wall to the perimeter and secured by wrought iron gates to the front. The rear garden comprises a paved patio, steps down to a further paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.