

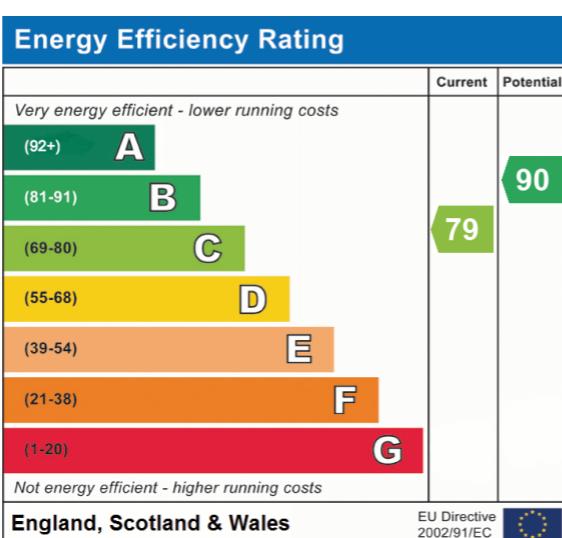
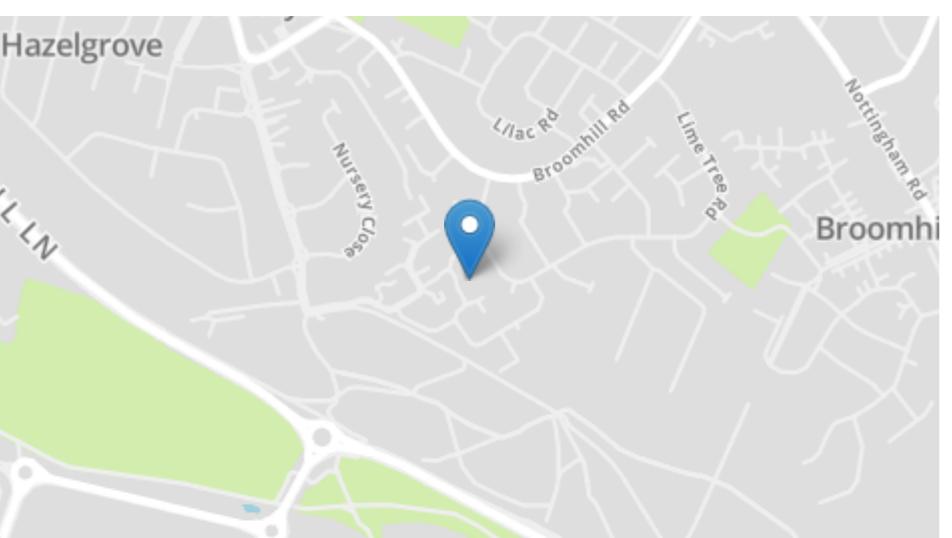
Levertons Place, Hucknall, NG15 6US

Offers Over £230,000



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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 - 29898670

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.



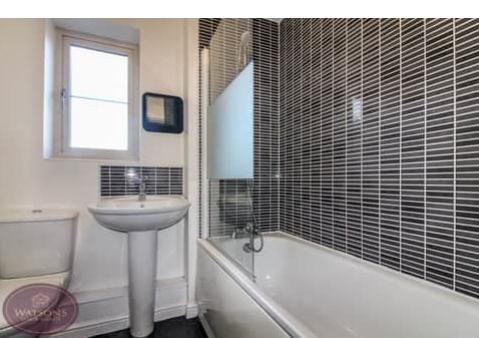
40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days

- 3 Storey Semi Detached Home
- 3 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC
- Off Road Parking & Garage
- Walking Distance To Hucknall Town Centre
- Excellent Road & Public Transport Links Including Tram
- No Upward Chain

Our Seller says....

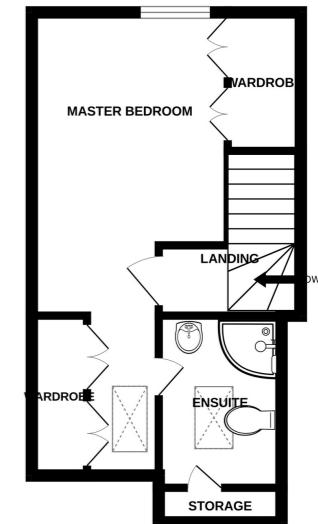
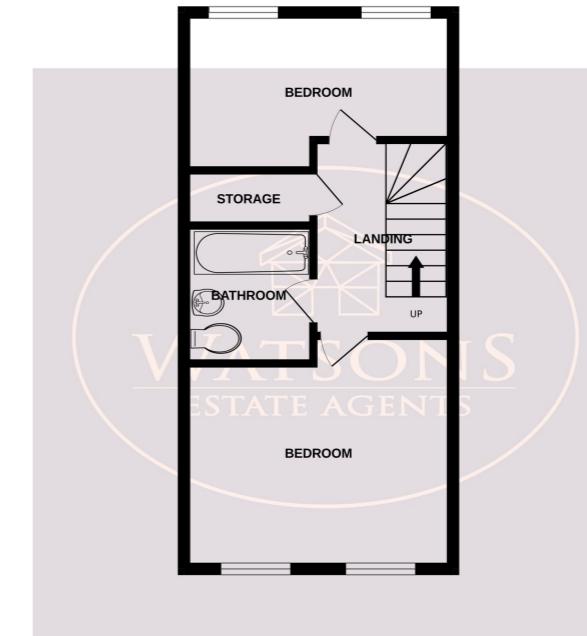
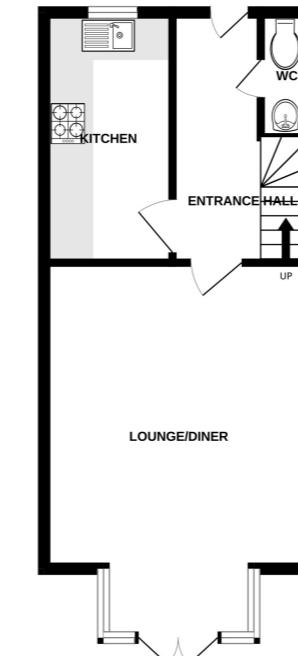




GROUND FLOOR

1ST FLOOR

2ND FLOOR



*** LOOKING FOR LEVERTONS PLACE TO BE YOUR NEXT HOME? *** Well book a viewing and come and see this fantastic 3 bedroom, modern semi detached home! Boasting light, airy and spacious living areas which comprise of an entrance hallway with a downstairs WC, fitted kitchen/dining room with a range of SMEG integrated appliances, living room opening onto the enclosed rear garden, 3 double bedrooms with a master en-suite shower room and a family bathroom on the first floor. Parking is provided at the front via a private driveway which leads to a single garage, great for storage. And being located in a desirable position within a short distance to Hucknall town centre we are sure this property will appeal to many! Offered for sale with NO CHAIN this wonderful property has it all!

Ground Floor

Entrance Hall

UPVC entrance door, radiator, stairs to the first floor and doors to the lounge, kitchen and WC.

WC

Obscured uPVC double glazed window to the front, wc, pedestal sink and radiator.

Lounge

5.24m x 3.88m (17' 2" x 12' 9") UPVC French doors to the rear, laminate wood flooring, uPVC double glazed windows to the side, and radiator.

Kitchen

3.60m x 1.88m (11' 10" x 6' 2") A range of wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor over, fridge freezer, washing machine and dishwasher. UPVC double glazed window to the front, radiator, tiled walls and vinyl flooring.

First Floor

First Floor Landing

Airing cupboard housing hot water tank, doors to two bedrooms and bathroom and stairs to the second floor.

Bedroom 2

3.88m x 3.27m (12' 9" x 10' 9") Two uPVC double glazed windows to the rear and radiator.

Bedroom 3

2m x 2.36m (6' 7" x 7' 9") UPVC double glazed window to the front and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail and partially tiled walls.

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 operational efficiency can be given.
Made with Metropix <2026

Second Floor

Bedroom 1

6.60m x 2.87m (21' 8" x 9' 5") UPVC double glazed window to the front, Velux window, fitted wardrobe, radiator and door to ensuite.

En Suite

White three piece suite comprising wc, pedestal sink and mains fed cubicle shower. Chrome heated towel rail, extractor fan, partially tiled walls and Velux window.

Garage

Single garage with up and over doors.

Outside

To the front of the property is a paved pathway to the entrance door with gravel flower bed borders, to the side is a tarmacadam driveway giving access to the garage. The rear garden features a raised patio seating area enclosed with timber railings, stone steps lead down to the turfed lawn with gravel flower bed borders with a range of plants and shrubbery, palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided the following information; the gas boiler is located in the kitchen it is 15 years old and was last serviced in February 2025.