

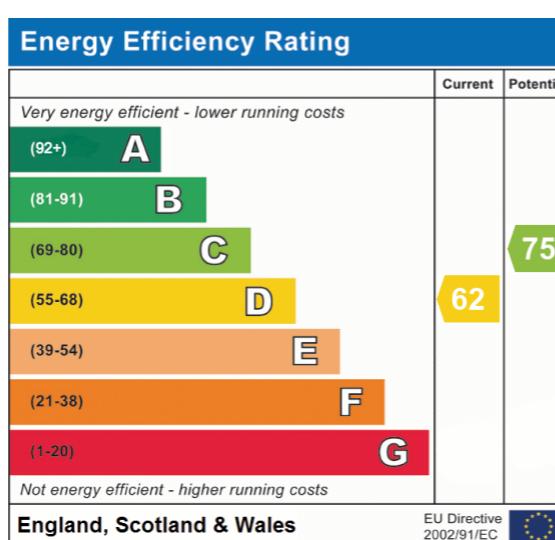
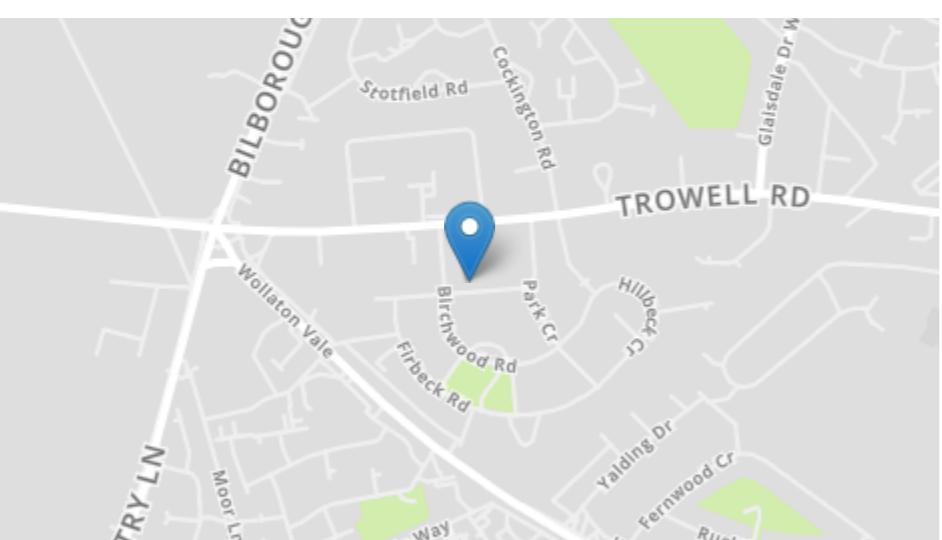
Plantation Road, NG8 2ER

£260,000



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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](mailto:mail@watsons-residential.co.uk)

Ref - 29995009

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40 Main Street, Kimberley, NG16 2LY

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- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Modern Breakfast Kitchen
- Generous Downstairs Bathroom
- Private South Facing Rear Garden
- Off Road Parking
- Ease of Access to Nottingham City Centre
- Favoured School Catchment including Fernwood School

Our Seller says....





\*\*\* MORE THAN MEETS THE EYE \*\*\* An extended and much loved three bedroom semi-detached property in the sought after town of Wollaton. Features include two reception rooms, off road parking, and a generous south-facing rear garden. Briefly comprising; entrance hallway, lounge, dining room, kitchen, bathroom. To the first floor, three bedrooms. Outside, to the front is a driveway providing off road parking, and to the rear is a generous south-facing garden. Wollaton is a sought after town with excellent access to Nottingham city centre, along with both hospitals, Nottingham university, excellent schools, and a range of shops and amenities locally. Contact Watsons to arrange a viewing.

## Ground Floor

### Entrance Hall

Entrance door to the front, uPVC double glazed window to the side, radiator. Door to the lounge.

### Lounge

4.68m x 3.73m (15' 4" x 12' 3") UPVC double glazed bay window to the front, radiator, feature wooden fire place with marble surround & hearth & inset space for log burner style fire, wood effect laminate flooring and door to the dining room.

### Dining Room

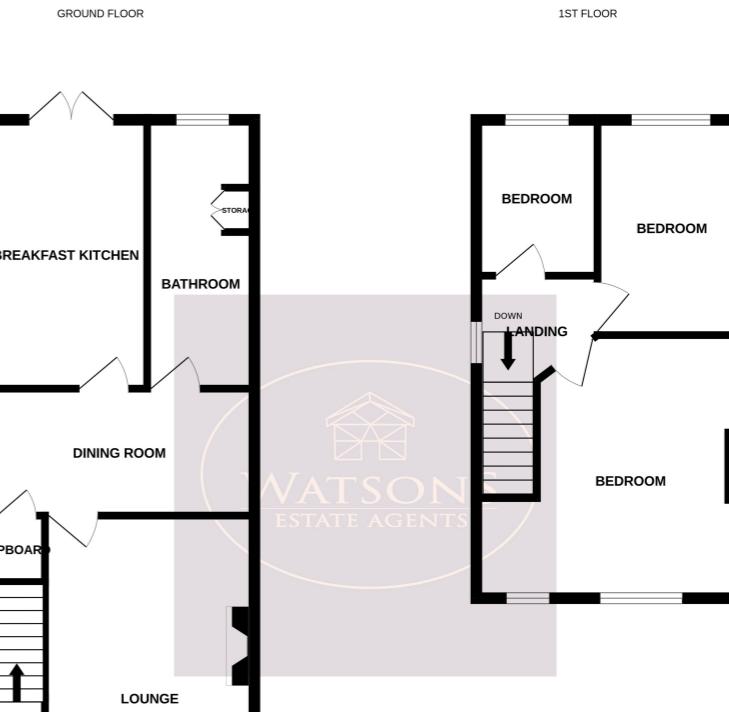
4.96m x 2.96m (16' 3" x 9' 9") UPVC double glazed window to the side, radiator, wood effect laminate flooring, under stairs storage, cupboard housing the boiler and doors to the breakfast kitchen & bathroom.

### Breakfast Kitchen

5.28m x 2.72m (17' 4" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine & dishwasher. Integrated waist height oven & gas hob with extractor over. Breakfast bar, lino flooring, uPVC double glazed window to the side, radiator and French doors to the rear garden.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear, mounted storage 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 for such by any prospective buyer. The plan is not to scale and is for guidance only. No responsibility can be accepted as to their operability or efficiency can be given.  
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## First Floor

### Landing

UPVC double glazed window to the side, access to the attic (partly boarded) and doors to all bedrooms.

### Bedroom 1

4.72m x 4.12m (15' 6" x 13' 6") 2 uPVC double glazed windows to the front and radiator.

### Bedroom 2

2.9m x 2.36m (9' 6" x 7' 9") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.38m x 2.16m (7' 10" x 7' 1") UPVC double glazed window to the rear and radiator.

### Outside

To the front of the property are gravel beds. A concrete driveway provides off road parking. The South facing rear garden offers a good level of privacy and comprises 2 paved patio seating areas, turfed lawn, flower bed borders with a range of mature plants & shrubs. The garden is enclosed by hedge and timber fencing to the perimeter.