

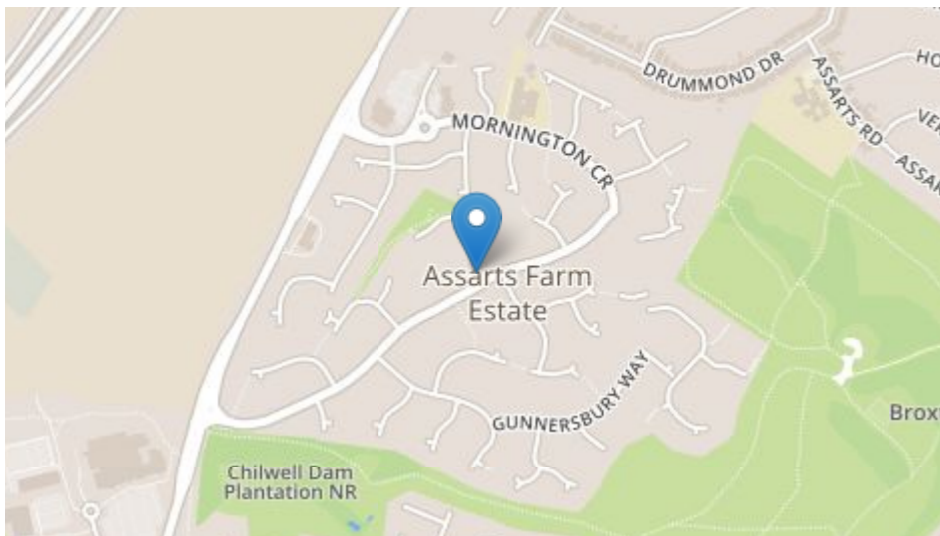
Mornington Crescent, Nuthall, NG16 1QQ

Offers Over £320,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- En Suite To Master
- Downstairs WC
- Driveway & Garage
- Popular Residential Location
- Excellent Road & Public Transport Links

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 - 18283500

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



**\*\*\* FAMILY FAVOURITE \*\*\*** This beautifully presented detached house offers generous space and is a 'stones throw' from the favoured Mornington Primary School - a MUST VIEW for buyers looking for a long term home. The accommodation comprises in brief: entrance hall, downstairs WC, lounge, kitchen and a spacious dining/family room and galley kitchen overlooking the rear garden. On the first floor, the landing leads to the master bedroom which benefits from an en suite bathroom. There are three further bedrooms and a family bathroom fitted with a modern white suite. Outside the rear garden is predominantly lawned with a block paved patio area and is enclosed by timber fencing with side gated access. To the front of the property a block paved driveway provides off ample off road parking and leads to an integral single garage. Mornington Crescent in a residential area, popular with families and provides easy access to key road & transport links including the A610, Junction 26 of the M1 and Phoenix Park Tram Terminus. Nearby amenities include a family out restaurant, convenience store and doctors surgery. For more information or to book your viewing, call our team.

## Ground Floor

### Entrance Hall

Entrance door, wood effect laminate flooring, stairs to the first floor, radiator and doors to the lounge, WC, kitchen and garage.

### WC

WC, pedestal sink unit, radiator and obscured UPVC double glazed window to the front.

### Lounge

4.26m into the bay x 3.43m (14' 0" x 11' 3") UPVC double glazed bay window to the front, radiator and French doors to the dining room

### Dining Room/Family Room

5.9m x 3m (19' 4" x 9' 10") UPVC Double glazed window to the rear, radiator and French doors to the rear garden.

### Kitchen

4.93m x 2.61m (16' 2" x 8' 7") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Space for 5 ring Range style cooker with extractor over. Plumbing for washing machine, integrated dishwasher, ceiling spotlights, 2 uPVC double glazed windows to the rear and door to the side.

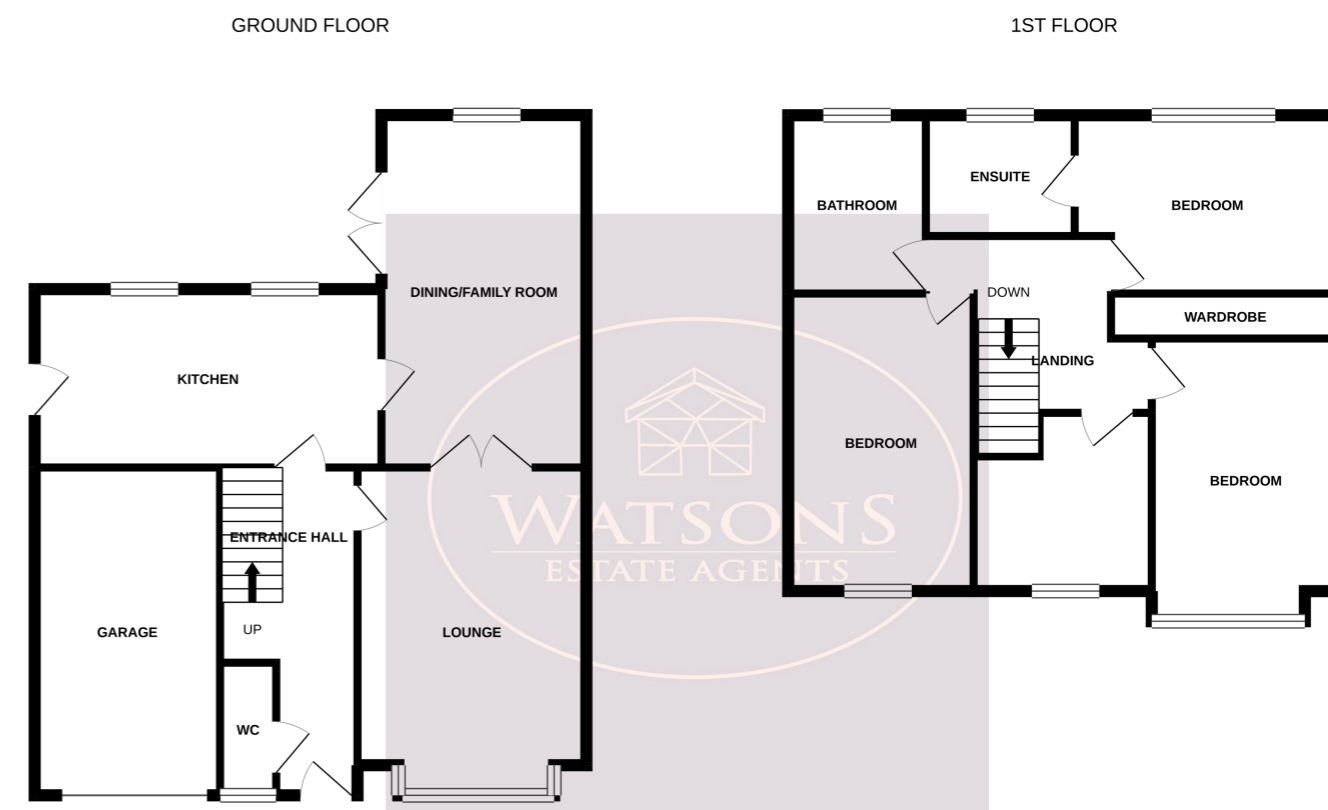
## First Floor

### Landing

Doors to all bedrooms & family bathroom.

### Master Bedroom

3.87m x 3.33m (12' 8" x 10' 11") UPVC double glazed window to the rear, fitted wardrobes, radiator and door to the en suite.



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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### En Suite

WC, vanity sink unit and shower cubicle with electric shower. Radiator, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

### Bedroom 2

4.42m x 2.77m (14' 6" x 9' 1") UPVC double glazed bay window to the front, access to the attic and radiator.

### Bedroom 3

4.23m x 2.62m (13' 11" x 8' 7") UPVC double glazed window to the front and radiator.

### Bedroom 4

2.8m (max) x 2.52m (max) (9' 2" x 8' 3") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath with dual rainfall effect shower over. Chrome heated towel rail, airing cupboard housing the hot water tank, extractor fan and obscured uPVC double glazed window to the side.

### Outside

To the front of the property a block paved paved driveway provides ample off road parking and leads to a single garage with up & over door, light, power and housing the wall mounted boiler. The rear garden comprises of a paved patio area, lawned, flower bed borders, timber shed, door to the garage, external tap and timber fencing to the perimeter with gated side access.