

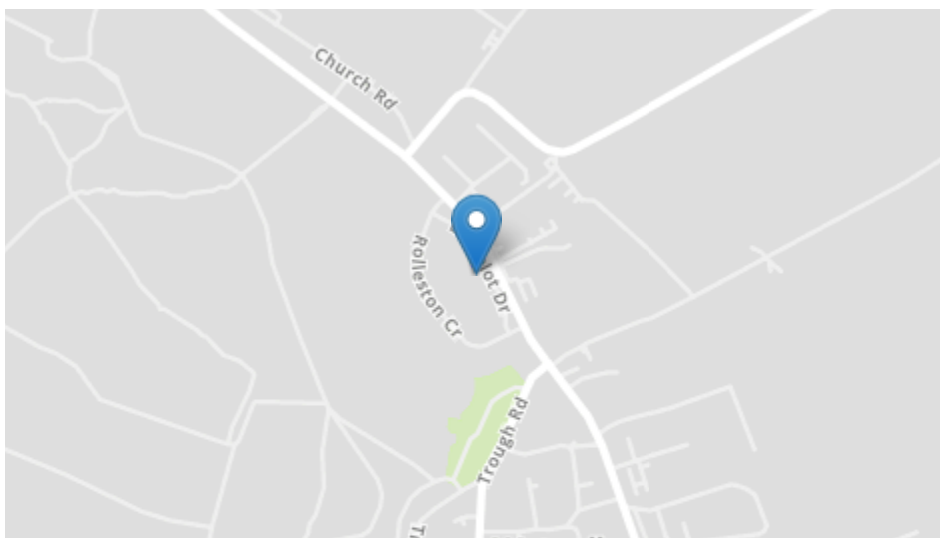
Lancelot Drive, Watnall, NG16 1JS

£450,000



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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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		77	82
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 26301806

- Detached Family Home
- 4 Bedrooms
- Downstairs Shower Room & First Floor Bathroom
- Summer Room & Utility Room
- Private West Facing Garden
- Driveway, Carport & Garage
- Sought After Location
- Short Drive To Kimberley Town Centre
- Favoured School Catchment

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  
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\*\*\* ROOM FOR THE WHOLE FAMILY \*\*\* Located on one of the most desirable streets in the area, this detached family home in Watnall would suit families searching for their forever home. The ground floor accommodation in brief comprises: entrance hallway, shower room, open plan lounge & dining area, kitchen, utility room and a summer room overlooking all aspects of the rear garden. On the first floor, the landing leads to the 4 bedrooms and the family bathroom which is fitted with a three piece suite. Outside, the beautifully maintained rear garden comprises of a paved patio, turfed lawn and established flower bed borders. To the front of the property, a granite paved driveway provides off road parking leading to a carport which in turn leads to a single garage with remote controlled roll up door. The property is located just a mile from Kimberley Town Centre which has a wide range of shops, amenities, coffee shops, bars and public services including a doctors surgery & dental practice. This pleasant village also has two popular traditional pubs, is in the catchment for sought after schools and countryside walks are practically on your doorstep. For more information or to book a viewing call our team.

#### Ground Floor

##### Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, radiator, double doors to the lounge diner and doors to the kitchen and shower room.

##### Shower Room

WC, vanity sink unit and corner shower cubicle with mains fed shower. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the front.

##### Lounge Diner

8.2m x 5.18m reducing to 2.84m. (26' 11" x 17' 0") UPVC double glazed window to the front, radiator, under stairs storage cupboard, real flame gas fire, door to the kitchen and French doors leading to the summer room.

##### Summer Room

3.66m x 3.25m (12' 0" x 10' 8") Brick & uPVC double glazed construction, tiled floor, radiator and French doors leading to the rear garden.

##### Kitchen

4.02m x 3.26m (13' 2" x 10' 8") A range of matching wall & base units, work surfaces incorporating a inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height double oven & microwave, gas hob with extractor over, fridge freezer, dishwasher and boiler. UPVC double glazed window to the rear, porcelain tiled flooring and door to the utility room.

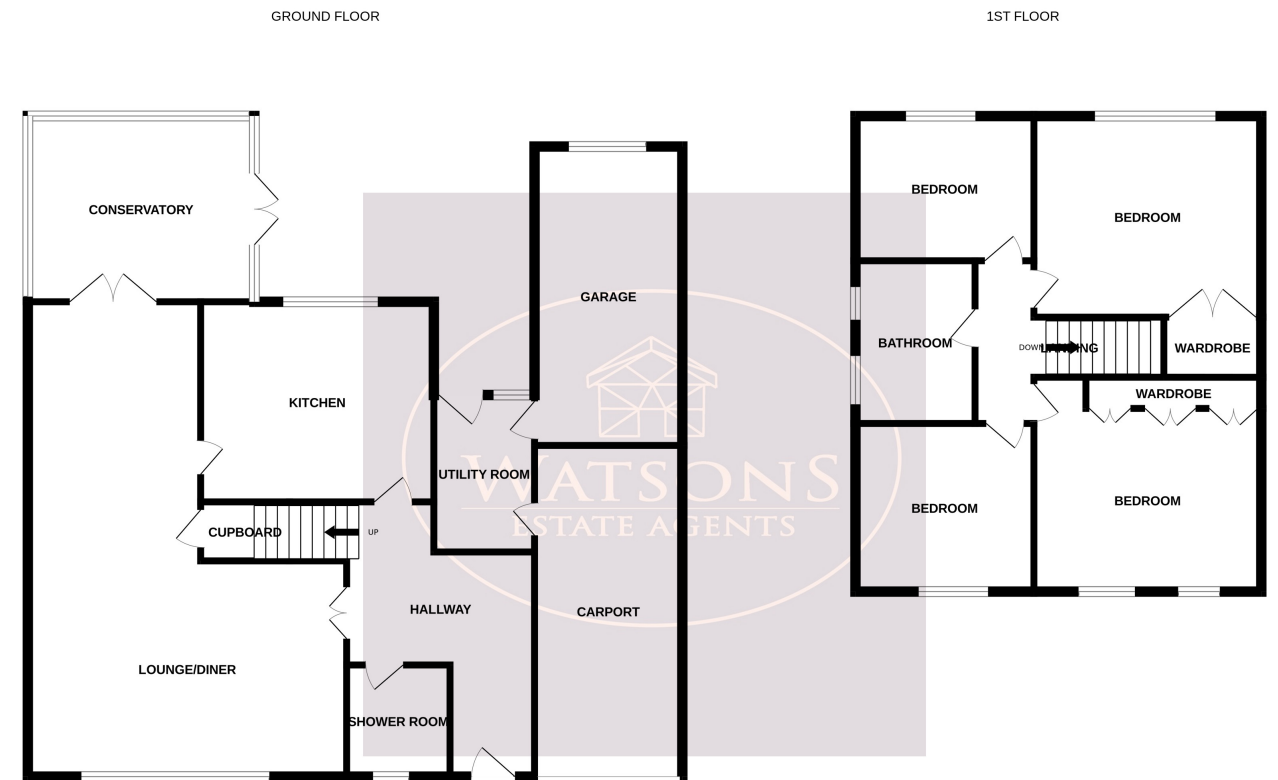
##### Utility Room

2.8m x 2.21m (9' 2" x 7' 3") Plumbing for washing machine, uPVC double glazed window to the rear, porcelain tiled flooring. Doors to the rear garden, garage and carport.

#### First Floor

##### Landing

Access to the attic and doors to all bedrooms and bathroom.



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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##### Bedroom 1

4.14m x 3.84m (13' 7" x 12' 7") 2 uPVC double glazed windows to the front, radiator and a range of fitted furniture.

##### Bedroom 2

4.05m x 3.29m (13' 3" x 10' 10") UPVC double glazed window to the rear, radiator and storage cupboard with hot water tank.

##### Bedroom 3

2.82m x 2.78m (9' 3" x 9' 1") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

##### Bedroom 4

2.89m x 2.31m (9' 6" x 7' 7") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

##### Bathroom

3 piece suite comprising concealed cistern WC, vanity sink unit and bath. Heated towel rail, ceiling spotlights and 2 obscured uPVC double glazed windows to the side.

##### Outside

To the front of the property are gravel bed borders with a range of plants & shrubs. A granite paved driveway provides ample off road parking and leads to the carport and garage which measures 5.03m x 2.63m with remote controlled roll up door. The West facing rear garden offers a good level of privacy and comprises a paved patio, a well maintained lawn, flower bed borders with a range of plants & shrubs, external tap and power point. The garden is enclosed by timber fencing to the perimeter with gated access to both sides.