

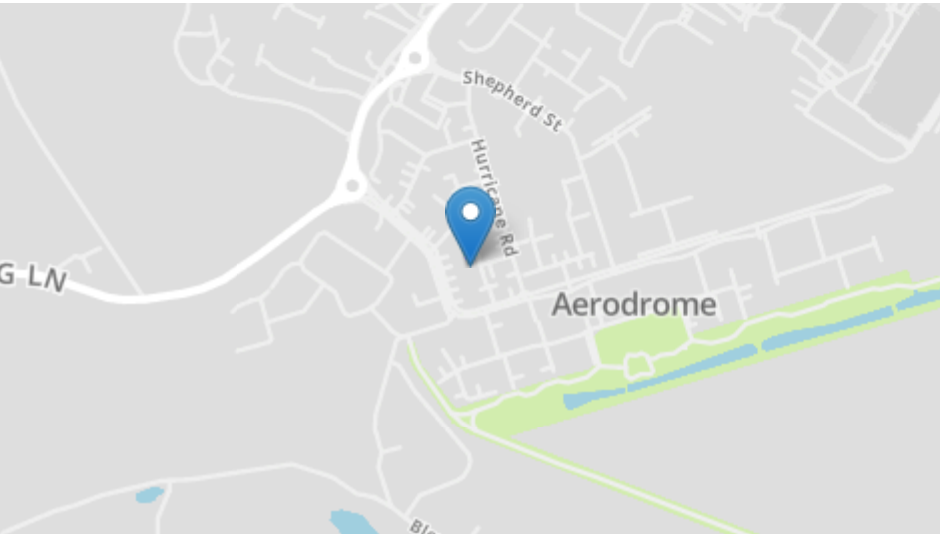
Mosquito Grove, Hucknall, NG15 6WS

Offers Over £220,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	83	
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- End Terrace House
- 3 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC
- Driveway
- West Facing Rear Garden
- Short Drive To Hucknall Town Centre
- NHBC Warranty

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 - 28916174

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





\*\*\* BEAUTIFUL THROUGHOUT \*\*\* Situated on a modern residential development less than 10 years old, this end terraced house is well presented and enhanced by the current owner - ideal for first time buyers or down-sizers looking for a 'fuss free home'. In brief, the accommodation comprises: entrance hall, WC, lounge and a dining kitchen fitted with units. On the first floor, the landing leads to the 3 bedrooms, the primary bedroom having a three piece en suite shower room and a further family bathroom which is fitted with a contemporary white suite. To the outside, the 'West Facing' low maintenance garden to the rear is the perfect place to spend your summer, whilst to the front of the property, there is off road parking for multiple cars. We're confident this would make a wonderful home for a range of buyers including first timers, young families and down-sizers. Mosquito Grove is situated within the popular area of Hucknall on a modern development and offers good access to a range of local amenities including local shops, transport links, well regarded schools (both primary and secondary) With so much on offer both inside and out this property simply must be viewed to be appreciated,

Ground Floor

Entrance Hall

Composite door to the front, stairs to the first floor, doors to the lounge and WC.

WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the front.

Lounge

4.33m x 3.68m (14' 2" x 12' 1") UPVC double glazed window to the front, storage cupboard, radiator and door to the dining kitchen.

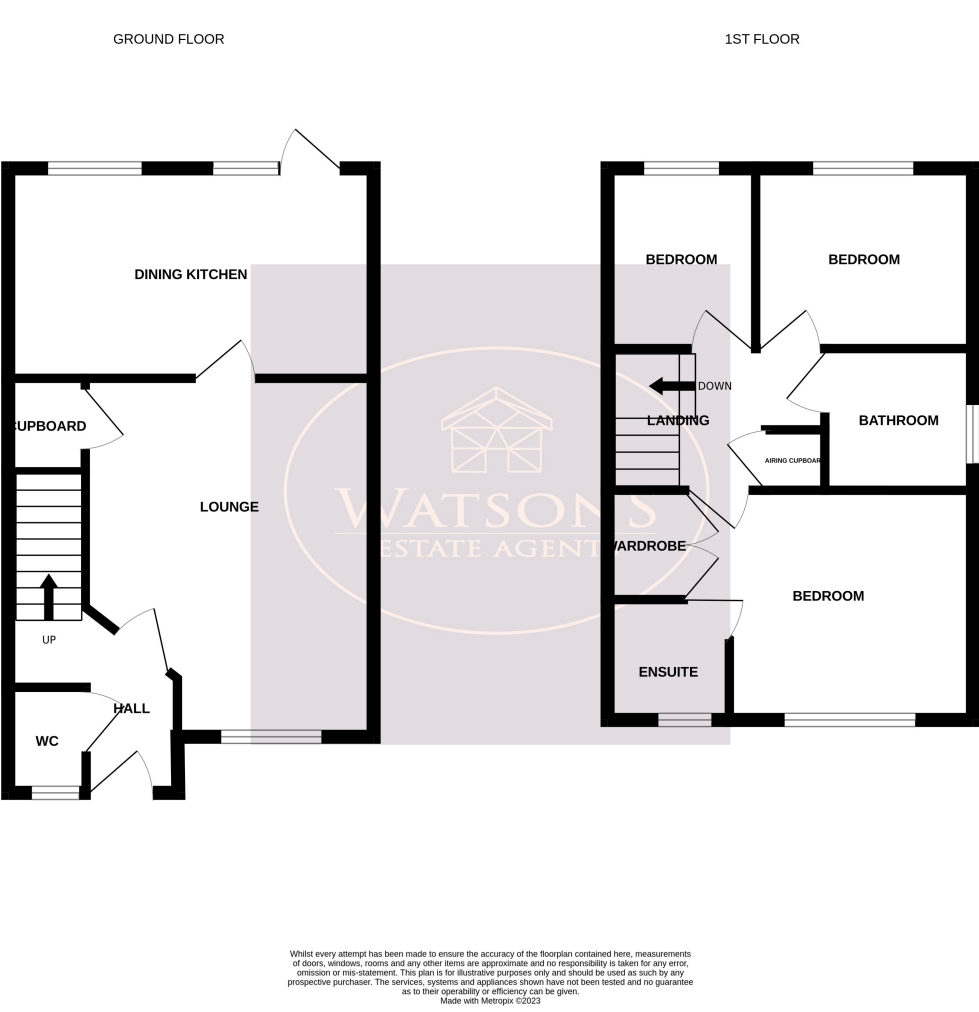
Dining Kitchen

4.66m x 2.68m (15' 3" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine and dryer. Radiator, cupboard housing the boiler, uPVC double glazed window to the rear and French doors leading to the rear garden.

First Floor

Landing

Doors to all bedrooms and bathroom.



Primary Bedroom

3.62m x 2.87m (11' 11" x 9' 5") UPVC double glazed window to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail and extractor fan. Obscured uPVC double glazed window to the front

Bedroom 2

2.75m x 2.31m (9' 0" x 7' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.3m x 1.81m (7' 7" x 5' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a paved driveway providing ample off road parking. The low maintenance, West facing rear garden offers a good level of privacy and comprises a paved patio, artificial lawn and is enclosed by timber fencing to the perimeter with gated access to the side.