

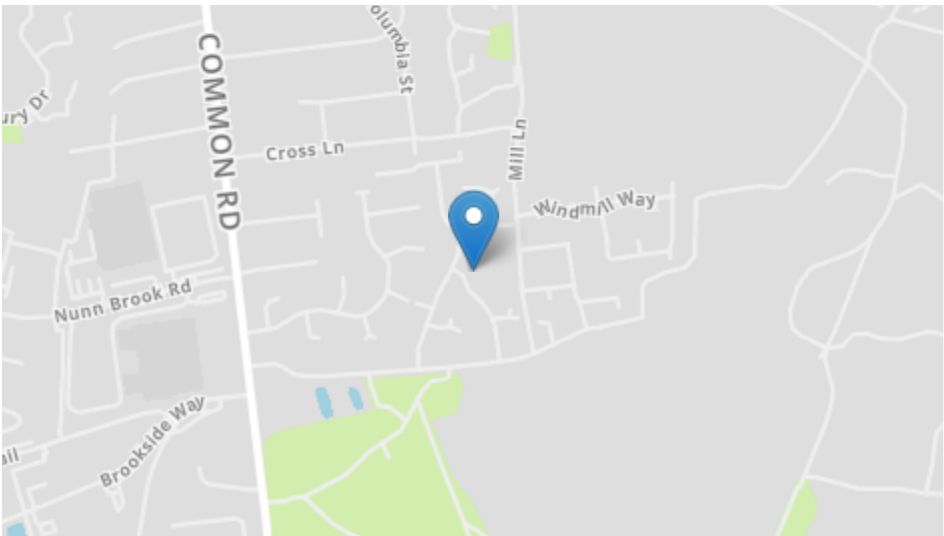
The Headstocks, Huthwaite, Sutton-in-Ashfield, NG17 2SR

Offers Over £170,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		88
	70	
England, Scotland & Wales		EU Directive 2002/91/EC



- Semi Detached Home
- 2 Bedrooms
- Lounge/Diner
- Modern Fitted Kitchen
- Downstairs WC & Family Bathroom
- Driveway
- Landscaped Rear Garden
- Easy Access to A38 & M1 Motorway

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 - 28770352

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



*** HEAD FOR A NEW LIFE AT THE HEADSTOCKS *** This wonderful 2 bedroom semi detached home is the perfect place to start your home owning journey, add to a buy to let portfolio or look to downsize too. Boasting inside a downstairs WC, re-fitted kitchen, lounge/diner, 2 generous bedrooms and a bathroom all immaculately presented and maintained. Outside a large private driveway and well tended garden to rear complete the property. This home is a brilliant all rounder which will appeal to a wide variety of buyers due to its fantastic condition inside and out and great location for the A38 and M1. You only need to do one more thing..... Call us to view!

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator and Quickstep wood effect laminate flooring. Doors to the lounge and wc, open to the kitchen and stairs to the first floor.

Kitchen

2.99m x 1.99m (9' 10" x 6' 6") A range of matching high gloss wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including dishwasher, electric oven and induction hob with extractor over. Space for fridge freezer, plumbing for washing machine and cupboard housing the wall mounted combination boiler. Quickstep wood effect laminate flooring, radiator and uPVC double glazed window to the front.

Lounge/Diner

4.25m x 3.87m (13' 11" x 12' 8") UPVC double glazed window to the rear, radiator, Quickstep wood effect laminate flooring and French doors to the rear garden.

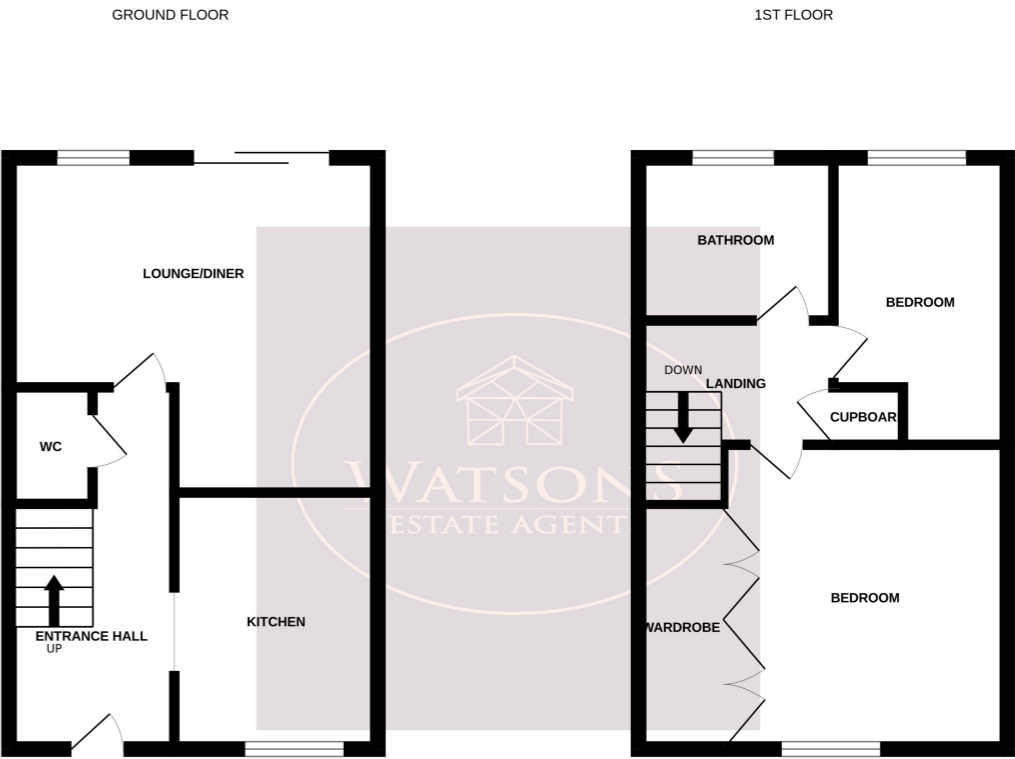
WC

WC, pedestal sink unit, extractor fan and radiator.

First Floor

Landing

Built in storage cupboard and access to the partly boarded attic. Doors to both bedrooms and the 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

3.87m x 3.53m (12' 8" x 11' 7") UPVC double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

3.73m x 2.02m (12' 3" x 6' 8") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink unit and panelled bath with mains fed shower. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a brick paved driveway with ample parking for multiple vehicles. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio, turfed lawn, timber shed, timber decking area, and flower bed borders with a range of plants and shrubs.