

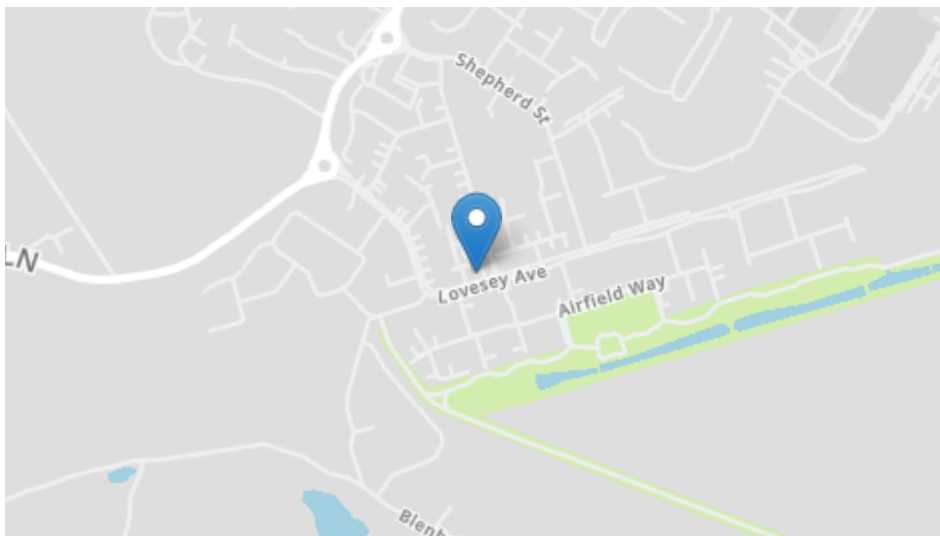
Lovesey Avenue, Hucknall, NG15 6WQ

Guide Price £325,000



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 94 |
| (81-91) | B | 84 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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 - 27403916

- Detached Family Home Built in 2018
- 4 Bedrooms
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Driveway & Garage
- South Facing Low Maintenance Garden
- Popular Residential Location
- 4 Years NHBC Certificate

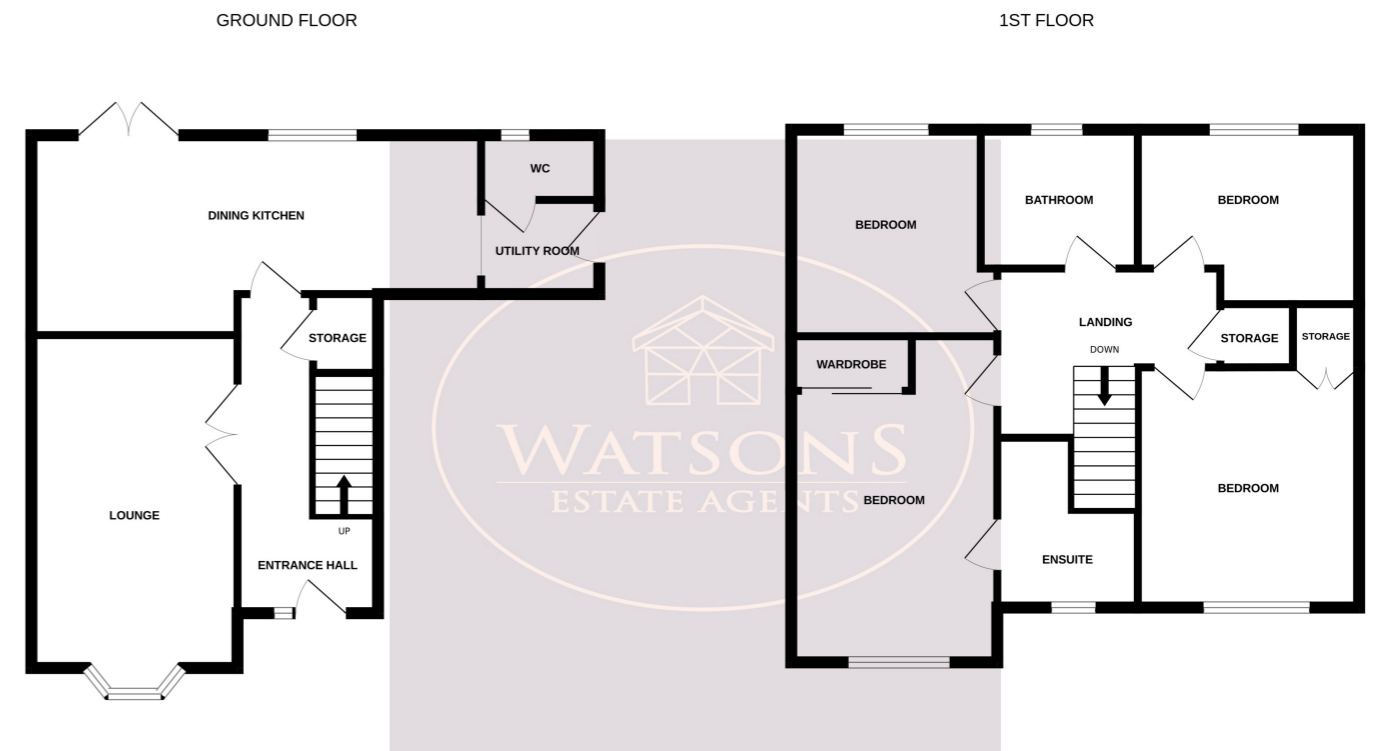
Our Seller says....

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
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



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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*** TICK THOSE BOXES *** GUIDE PRICE £325,000-£350,000 *** WATSONS present this simply superb detached home on the popular Sandlands Park development close to the Watnall/Hucknall border. It will tick a lot of boxes for families and viewing is HIGHLY RECOMMENDED. In brief, the accommodation comprises: entrance hall, wc, lounge, dining kitchen, utility area, upstairs landing to the 4 good size bedrooms (en suite to primary) and family bathroom. outside, a driveway & garage to the front provide good off street parking, whilst the South-Facing rear is perfect space to enjoy the summer sun. There are some beautiful countryside walks nearby and shops within walking distance, whilst a wide range of further amenities are just a short drive away, including Tram Park & Ride. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, under stairs storage, tiled flooring and doors to the lounge, dining kitchen, WC and utility room.

WC

WC, wall mounted sink, radiator, extractor fan and obscured uPVC double glazed window to the rear.

Lounge

4.85m x 2.9m (15' 11" x 9' 6") UPVC double glazed window to the front and radiator.

Dining Kitchen

6.48m x 2.86m (3.55m max) (21' 3" x 9' 5") A range of matching high gloss wall & base units, inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over, fridge freezer and dishwasher. Tiled flooring, ceiling spotlights, radiator, uPVC double glazed window to the rear, arch to the utility area and French doors to the rear garden.

Utility Area

1.83m x 1.7m (6' 0" x 5' 7") A range of matching high gloss wall & base units. Plumbing for washing machine, tiled flooring, radiator and door to the side.

First Floor

Landing

Airing cupboard housing the hot water tank, radiator, access to the attic and doors to all bedrooms and bathroom.

Primary Bedroom

4.5m x 2.75m (14' 9" x 9' 0") UPVC double glazed window to the front, fitted sliding door wardrobes, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Ceiling spotlights, radiator, extractor fan and obscured uPVC double glazed window to the front.

Bedroom 2

3.3m (3.59m max) x 3.18m (10' 10" x 10' 5") UPVC double glazed window to the front and radiator.

Bedroom 3

3.21m x 2.72m (10' 6" x 8' 11") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.17m x 2.1m (2.66m max) (10' 5" x 6' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed dual rainfall effect shower over. Ceiling spotlights, radiator, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. A block paved driveway provides ample off road parking and leads to the garage measuring 6.18m x 3.12m with up & over door and power. The South facing low maintenance rear garden comprises a paved patio, timber decking seating area, turfed lawn, raised flower bed borders with a range of plants & shrubs, 3 external power points, external tap and is enclosed by timber fencing to the perimeter with gated access to the side.