

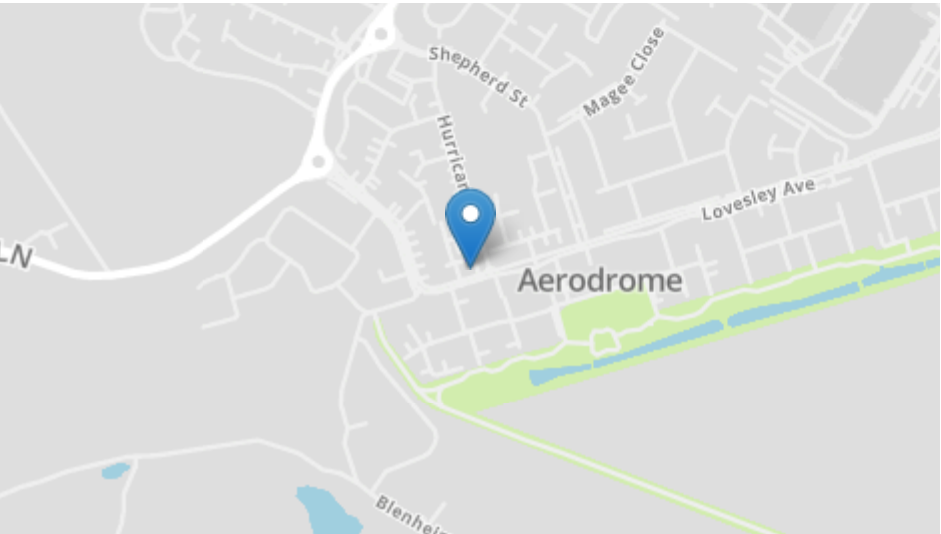
Lovesey Avenue, Hucknall, NG15 6WQ

£375,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	86	
(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 - 29279960



- Detached Family Home
- 4 Double Bedrooms
- En Suite To Primary Bedroom
- Open Plan Dining Kitchen
- Downstairs WC & Utility Room
- Driveway With Turning Circle & Garage
- Valid NHBC
- Modern Residential Location

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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*** YOUR NEXT TRUE 'LOVE' *** Located on the popular Harron Homes development lying between Watnall and Hucknall is this spacious and well presented four bedroom detached family home. Features include a downstairs WC, en-suite to primary bedroom, utility room, garage, and a private south facing rear garden, perfect for entertaining family and friends long into the summer evenings. Briefly comprising; entrance hallway, downstairs WC, Lounge, dining kitchen, utility room, access to the garage. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, driveway and garage to the front, and private south-facing garden to the rear. Ideally located between both Hucknall and Watnall, the popular development offers convenience aplenty, with excellent nearby transport links providing easy access to Nottingham city centre and the surrounding villages and towns. There are countryside walks close by, along with favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door, stairs to the first floor, radiator and French doors to the lounge.

WC

WC, floating sink, extractor fan, radiator and obscured uPVC double glazed window to the side.

Lounge

5.35m into the bay x 3.67m (17' 7" x 12' 0") UPVC double glazed bay window to the front, uPVC double glazed window to the side and radiator.

Dining Kitchen

5.31m x 3.77m (17' 5" x 12' 4") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated appliances to include: electric oven, gas hob with extractor over, dishwasher and fridge freezer. Ceiling spotlights, radiator, full height uPVC double glazed bay window and French doors to the rear garden and archway through to the utility area.

Utility Area

2.99m x 1.41m (9' 10" x 4' 8") Plumbing for washing machine, radiator, doors to the rear garden and garage.

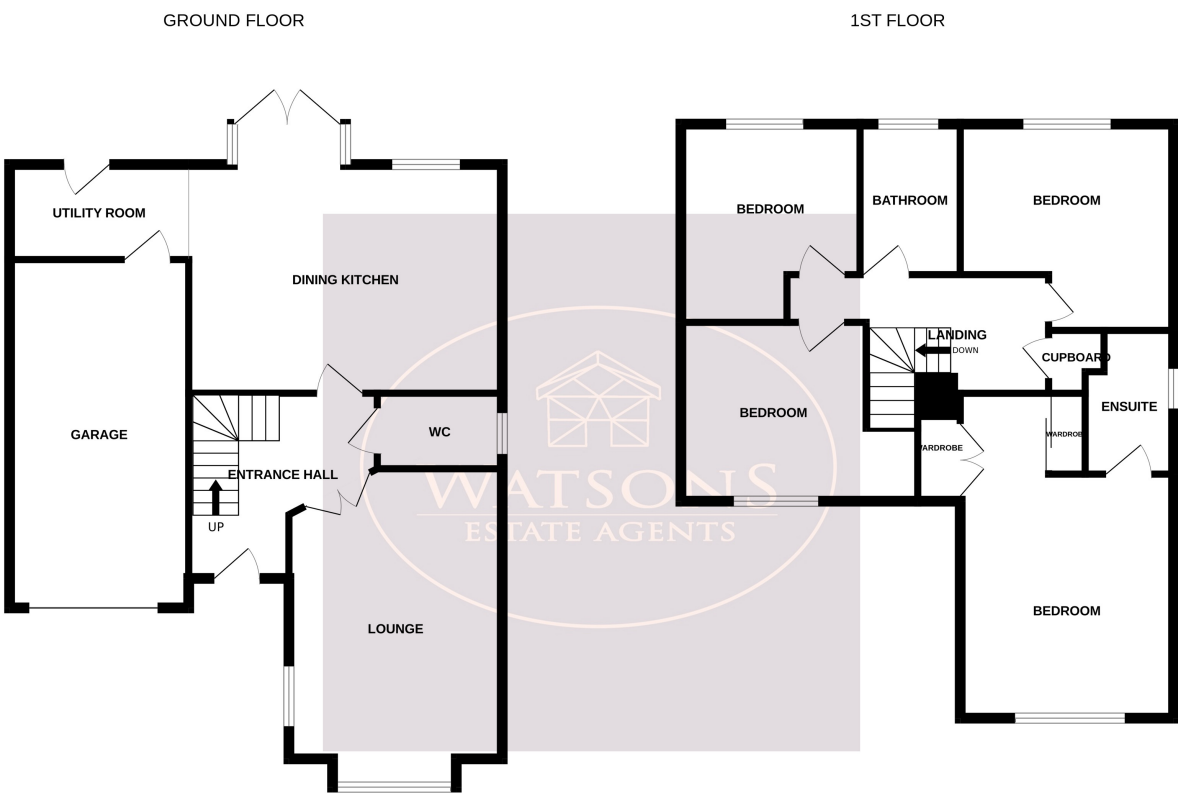
First Floor

Landing

Access to the attic (partly boarded), radiator, airing cupboard housing the hot water tank and doors to all bedrooms and bathroom.

Bedroom 1

4.49m (3.12m min) x 3.63m (14' 9" x 11' 11") UPVC double glazed window to the front, two fitted double 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

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

Bedroom 2

3.91m x 3.24m (12' 10" x 10' 8") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.12m x 3.1m (4.19m max) (10' 3" x 10' 2") UPVC double glazed window to the front and radiator.

Bedroom 4

3.69m x 3.11m (12' 1" x 10' 2") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Ceiling spotlights, extractor fan, radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a block paved driveway provides ample off road parking and leads to the integral garage (6m x 3m) with up & over door, power and wall mounted boiler. The South facing rear garden is predominantly lawned with paved patio area, flower bed borders, external tap and timber fencing to the perimeter with side gated access.

Agents Note

The seller has provided us with the following information: the boiler is located in the garage and is 6 years old. It was last serviced in 2019.