

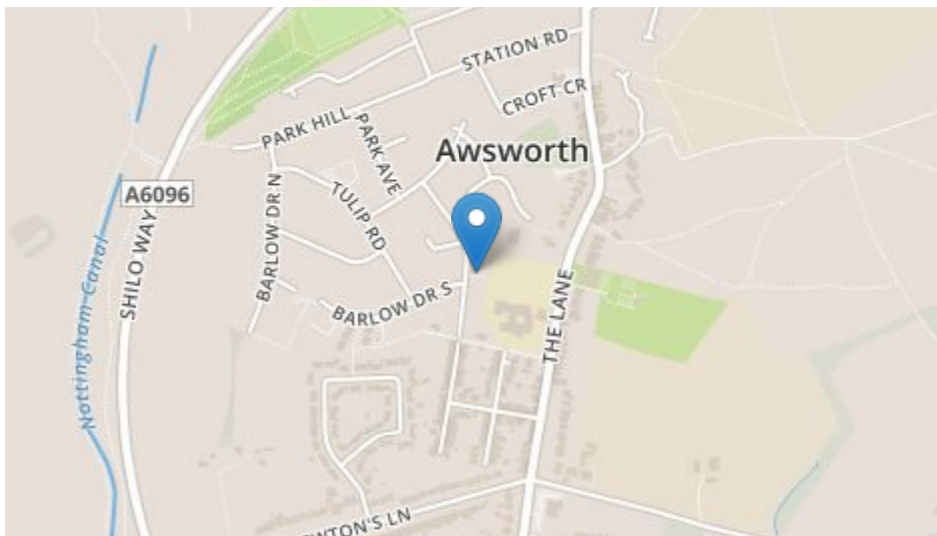
Lawrence Avenue, Awsworth, NG16 2SN

£200,000



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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>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(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	



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Open Plan Dining Kitchen
- Driveway & Garage
- Low Maintenance Garden
- Popular Residential Location
- Excellent Road & Public Transport Links

Our Seller says....

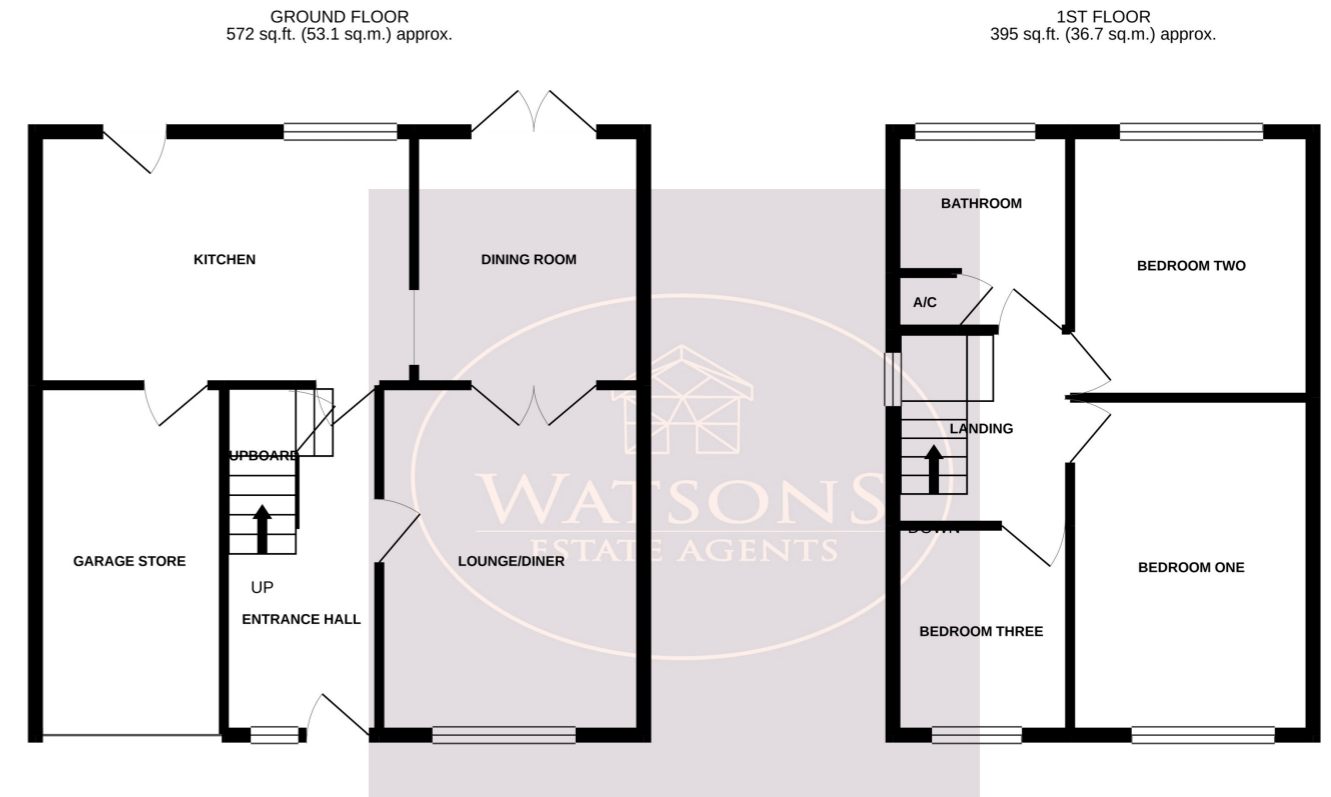
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 18271583

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



**\*\* EXTENDED FAMILY HOME \*\*** This 3 bedroom detached is located in the popular village of Awsworth and would make a wonderful home for a family looking for room to grow. The accommodation comprises in brief; entrance hall, lounge, dining room and an extended breakfast kitchen fitted with modern white units. On the first floor, the landing leads to the family bathroom and three bedrooms - two of which are double. Outside, there is a well maintained garden to the rear which enjoys a good level of privacy and a driveway to the front providing off road parking and leading to a garage store. Amenities in Awsworth include a convenience store, post office and primary school with a wider rang of amenities on offer in Ilkeston town Centre, just 2 miles away. There is easy access to the A610 which leads to Junction 26 of the M1 motorway and Ilkeston train station is just over 1 mile away. For more information or to book your viewing, call our team.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, under stairs storage cupboard, radiator and doors to the lounge and breakfast kitchen.

### Lounge

4.21m x 3.19m (13' 10" x 10' 6") UPVC double glazed window to the front, wood effect laminate flooring, radiator and French doors to the dining room.

### Dining Room

2.94m x 2.69m (9' 8" x 8' 10") Wood effect laminate flooring, radiator, French doors to the rear garden and archway to the breakfast kitchen.

### Breakfast Kitchen

4.37m x 2.96m (14' 4" x 9' 9") A range of matching wall & base units, work surfaces incorporating a one & a quarter bowl ceramic sink & drainer unit. Space & connections for a Range style cooker, plumbing for washing machine & dishwasher. Breakfast bar with seating space for two, tiled flooring, wall mounted boiler, ceiling spotlights, uPVC double glazed window and door to the rear.

## First Floor

### Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.

### Bedroom 1

4.0m x 3.16m (13' 1" x 10' 4") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

### Bedroom 2

3.21m x 2.96m (10' 6" x 9' 9") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

### Bedroom 3

2.51m x 2.12m (8' 3" x 6' 11") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

### Bathroom

3 piece suite comprising WC, pedestal sink unit and shower cubicle with dual rainfall effect shower. Airing cupboard housing the hot water tank, heated towel rail and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property a concrete driveway provides off road parking for 2 cars leading to the garage store with roll up door, power and roof recess. The low maintenance rear garden offers a good level of privacy and comprises of timber decking sections, plum slate beds, shrubs, external power and water and fencing to the perimeter with side gated access.