

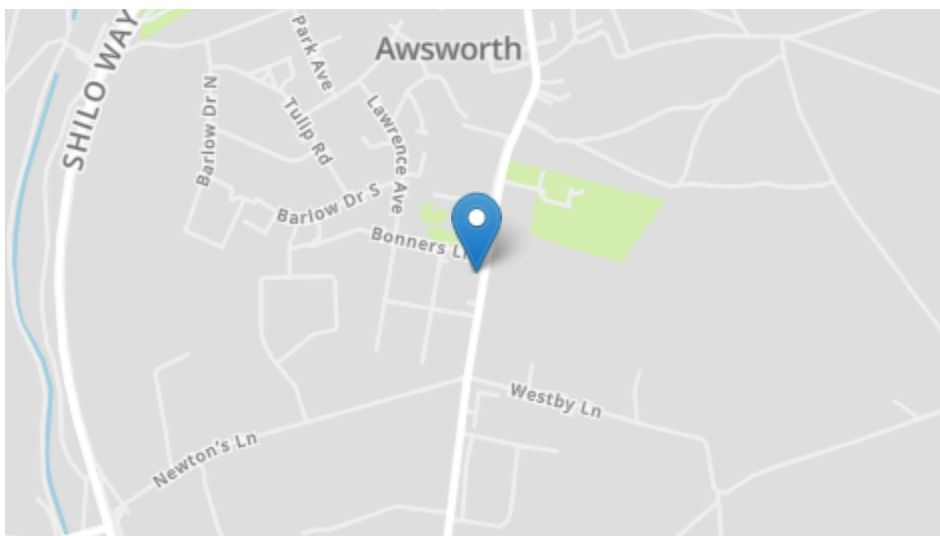
The Lane, Awsworth, NG16 2QP

£150,000



The Lane, Awsworth, NG16 2QP

£150,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace Cottage
- 2 Double Bedrooms
- 2 Reception Rooms
- Private West Facing Garden
- Popular Residential Location
- Ease Of Access To M1 & A610
- NO UPWARD CHAIN

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 - 26468588

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



*** MUST VIEW! *** At first glance, this 2 bedroom town house in Awsworth is like many others, but Coney Cottage is actually so much more. It comes with NO UPWARD CHAIN and with 2 reception rooms, 2 DOUBLE bedrooms, and retaining character features - it must be viewed. In brief, the accommodation comprises: entrance hall, lounge, kitchen, dining room, upstairs landing to the 2 DOUBLE bedrooms and bathroom. Outside, the quaint rear garden offers a high level of privacy to enjoy the summer months. Awsworth has some shops and a school within walking distance, whilst the nearby towns of Kimberley, Eastwood, & Ilkeston all provide a wealth of amenities and great transport links. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the side, feature circular stained glass window to the front, radiator, stairs to the first floor, under stairs storage and doors to the lounge and dining room.

Dining Room

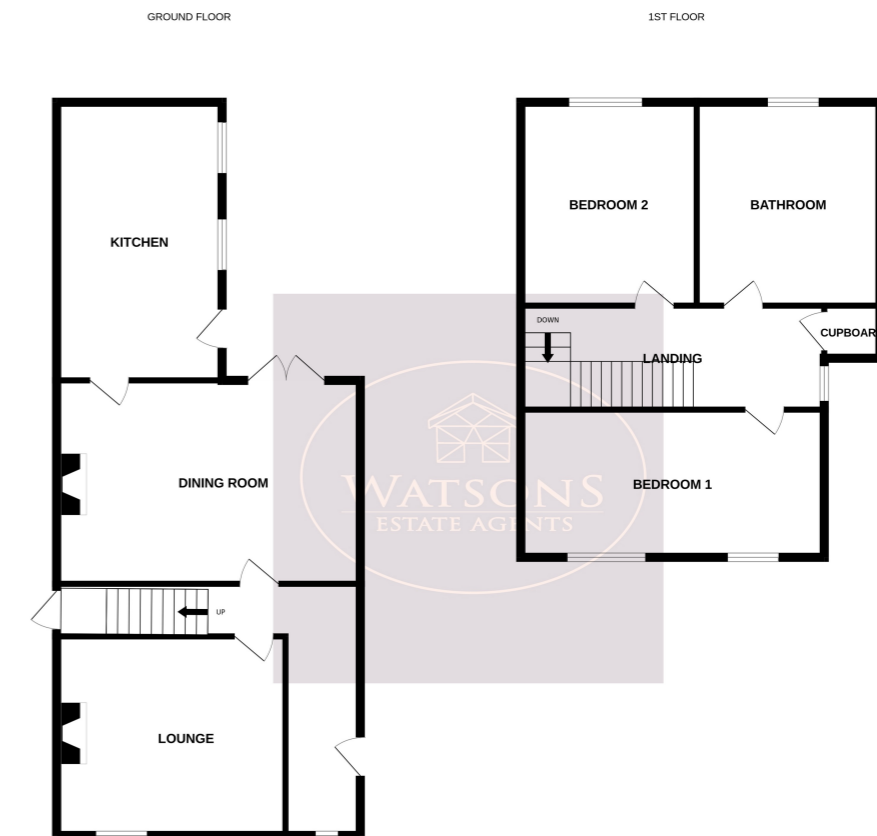
4.54m x 4.07m (14' 11" x 13' 4") Wood effect laminate flooring, radiator, brick built fire place, door to the kitchen and French doors leading to the rear garden.

Lounge

3.77m x 3.32m (12' 4" x 10' 11") UPVC double glazed window to the front, radiator, wood effect laminate flooring and wooden fire place surround with inset space for real flame gas fire.

Kitchen

5.27m x 1.6m (17' 3" x 5' 3") A range of matching high gloss wall & base units, work surfaces incorporating a sink & drainer unit. 6 ring gas Range cooker & twin electric double oven with extractor over, integrated dishwasher and fridge, plumbing for washing machine, radiator, wood effect laminate flooring, 2 uPVC double glazed windows to the side and composite stable door to the side.



Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Metrigix 12/2023

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the Worcester Bosch combination boiler, access to the attic (partly boarded with drop down ladder) and doors to both bedrooms and bathroom.

Bedroom 1

4.37m x 3.73m (14' 4" x 12' 3") 2 uPVC double glazed windows to the front, wood effect laminate flooring and radiator.

Bedroom 2

3.39m x 3.09m (11' 1" x 10' 2") UPVC double glazed window to the rear, wood effect laminate flooring, radiator and traditional fire place.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle with mains fed shower over. Radiator and obscured uPVC double glazed window to the rear.

Outside

The West facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs. Other features included a timber built shed and brick built out house. The garden is enclosed by timber fencing to the perimeter with gated access to the side.