

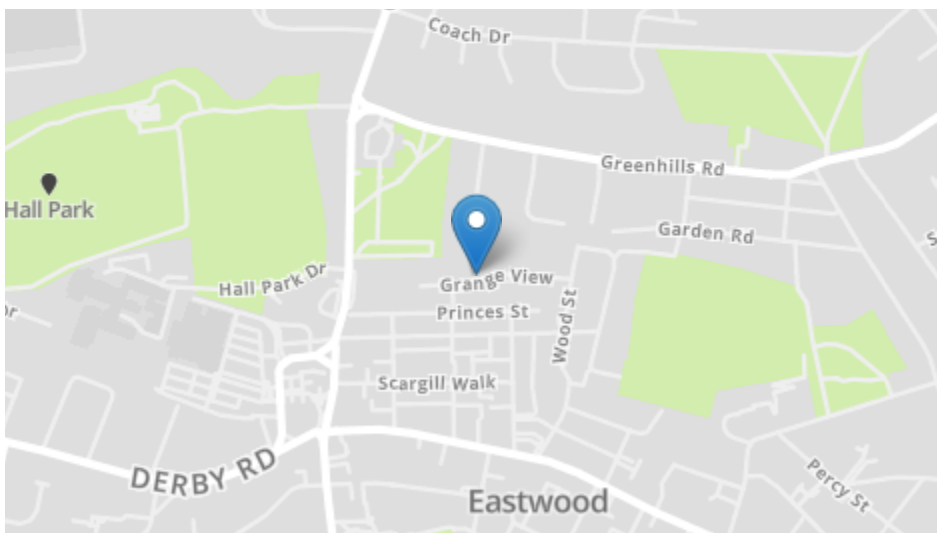
Grange View, Eastwood, NG16 3DE

Offers Over £190,000



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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 - 28838626



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Driveway & Detached Garage
- Popular Residential Location Close To Eastwood Town Centre
- Excellent Road & Public Transport Links
- Ideal First Buy or Starter Family Home

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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*** MAKE YOUR FIRST HOME A FAMILY HOME *** DON'T MISS OUT! *** This semi-detached property provides a great opportunity to get started on the property ladder. Located only a short walk from the bustling town centre of Eastwood this great family home boasts generous living space with an open plan lounge & dining area, detached garage and a private rear garden. The accommodation briefly comprises: entrance hall, open plan lounge and dining area, kitchen, rear lobby, utility and a WC. On the first floor the landing leads to the three bedrooms and the shower room. Outside, double gates provide access to a tarmacadam driveway offering ample off road parking and leading to a detached single garage and to the rear is a private and enclosed SOUTH FACING rear garden. Grange View is situated less than half a mile from Eastwood Town Centre which offers a wide range of shops, amenities and public services, including buses to various destinations including Giltbrook Retail Park, Kimberley & Nottingham City Centre. Nearby schools include Lawrence View and Hall Park Academy, which are both within walking distance. 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, radiator and door to the lounge.

Lounge

4.44m (into the bay) x 3.69m (14' 7" x 12' 1") UPVC double glazed half bay window to the front, radiator, real flame gas fire with marble back, hearth and wooden surround. Archway leading to the dining room.

Dining Area

3.02m x 2.51m (9' 11" x 8' 3") Sliding patio doors to the rear garden, radiator and door to the kitchen.

Kitchen

3.02m x 2.19m (9' 11" x 7' 2") A range of matching wall & base units, work surfaces incorporating a one & a quarter bowl sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer and dishwasher. Tiled flooring, ceiling spotlights, uPVC double glazed window to the side and door to the rear lobby.

Rear Lobby

Tiled flooring, radiator and doors to the WC, utility room and external door to the side.

WC

WC, radiator and obscured uPVC double glazed window to the side.

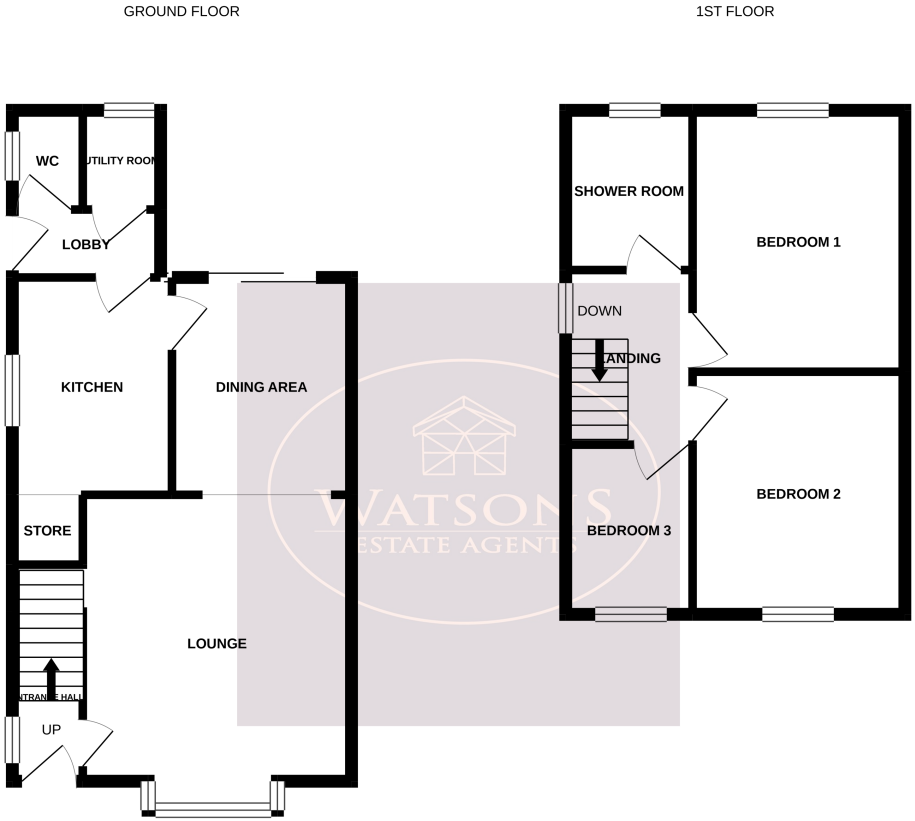
Utility Room

Obscured uPVC double glazed window to the rear and plumbing for washing machine.

First Floor

Landing

Obscured uPVC double glazed window to the side and doors to all bedrooms and 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

3.38m x 2.96m (11' 1" x 9' 9") UPVC double glazed window to the front and radiator.

Bedroom 2

3.03m x 2.97m (9' 11" x 9' 9") UPVC double glazed window to the front, fitted furniture and radiator.

Bedroom 3

2.05m x 1.68m (6' 9" x 5' 6") A range of fitted furniture including a fitted bed. Radiator, access to the attic (fully boarded with dropdown ladder), power and housing the boiler and uPVC double glazed window to the front.

Shower Room

Fully tiled bathroom with 3 piece suite in white comprising: WC, vanity sink unit and corner shower with body jets, dual rainfall effect shower head and sound system. Chrome heated towel rail, ceiling spotlights, tiled flooring with under floor heating and obscured uPVC double glazed window to the rear.

Outside

To the front of the property there is a turfed lawn with flower bed borders and a range of plants & shrubs. A tarmacadam driveway provides ample off road parking and leads to the detached garage with an electric up & over door and power. The rear garden enjoys a good level of privacy and comprises of a paved patio seating area, lawn sections with flower beds and rockery borders, a range of plants and shrubs, timber decking section and a timber shed. The garden is enclosed by timber fencing to the perimeter with open access to the side.