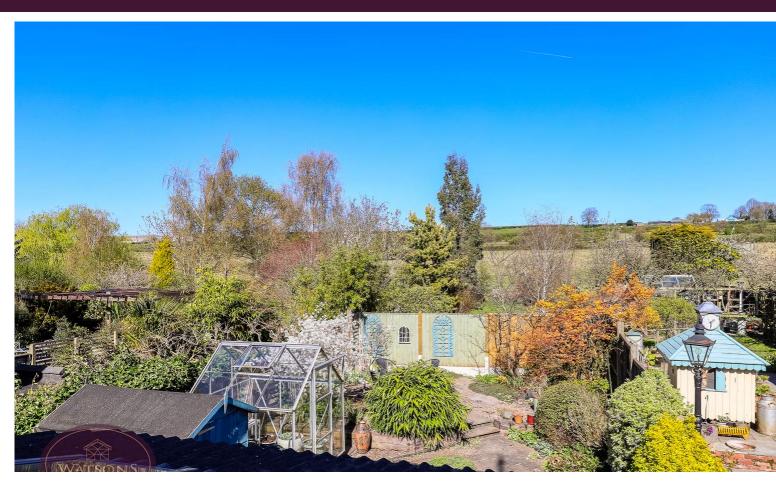
Offers Over £280,000



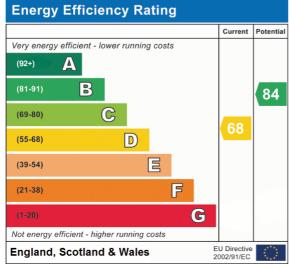
Babbington, Babbington, NG16 2SS

Offers Over £280,000









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 - 28209667

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,

rightmove△











• Extended Semi Detached Cottage

- 2 Double Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Garden Room
- Ample Off Road Parking
- Open Views
- Sought After Village Location
- No Upward Chain

Our Seller says....





\*\*\* BEAUTIFUL BABBINGTON! \*\*\* On the rare occasion a property becomes available in this quaint village near Cossall, we have a lot of enquiries. The serene village enjoys beautiful views to both front & rear, whilst still having easy access to amenities. If you want character & the quiet life, this is a MUST VIEW. The accommodation has been extended and, dating back to the 1800s, is full of genuine character; comprising in brief: entrance hall, lounge, snug, utility room, downstairs wc and a garden room completing the ground floor. On the first floor, there is a generous double bedroom and shower room, whilst the converted attic provides an even more generous primary bedroom with integrated storage. Outside, there is ample off street parking to the front, whilst the rear offers a high level of privacy and is fairly low maintenance. When you sit and look at the views, you could feel you are anywhere, but the nearby towns of likeston, Eastwood & Kimberley provide a wealth of amenities. The M1 motorway is only a short drive away too. Coming to the market with NO UPWARD CHAIN, this extended 2 bed semi detached home is just waiting for the next lucky owner to make it theirs. So whether up-sizing, down-sizing or a first time buyer, call us now on 01159385577 (option 1) to arrange a viewing.

#### **Ground Floor**

# **Entrance Hall**

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

#### Lounge

3.75m x 3.69m (12' 4" x 12' 1") Wooden fire place with inset multifuel burner, ceiling beams, under stairs storage housing the Worcester Bosch combination boiler, door to the kitchen. Open to the snug.

# Snug

2.84m x 1.4m (9' 4" x 4' 7") UPVC double glazed window to the front and radiator.

#### Kitchen

3.38m x 2.41m (11' 1" x 7' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. NEFF double electric oven & hob with extractor over. Amtico flooring, radiator, doors to the garden room and lobby.

# Lobby

Door to the utility room

# **Utility Room**

Plumbing for washing machine. Door to the WC.

#### WC

WC and wall mounted sink.

#### Garden Room

4.24m x 3.19m (13' 11" x 10' 6") 2 uPVC double glazed windows to the rear, 2 velux windows, Amtico flooring, radiator and French doors to the rear garden.



of doors, windows, rooms and any other items are approximate and no responsibility is taken for any err omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarar as to their operability or efficiency can be given. Made with Metopox (2020).

# **First Floor**

#### Landing

UPVC double glazed window to the rear, built in storage with radiator, stairs to the second floor and doors to bedroom 2 & shower room.

# Bedroom 2

3.73m x 3.3m (3.69m max) (12' 3" x 10' 10") UPVC double glazed window to the front with open views, built in wardrobe and radiator.

#### **Shower Room**

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed shower over. Heated towel rail, underfloor heating and uPVC double glazed window to the rear.

#### Bedroom 1

4.85m (3.25m min) x 3.25m (15' 11" x 10' 8") UPVC double glazed window to the side with open views, 2 velux windows, fitted wardrobes and radiator.

### Outside

To the front of the property is a gravel and block paved driveway providing ample off road parking. The rear garden offers a good level of privacy, comprising a paved patio seating area, timber built shed and a greenhouse. The garden is enclosed by timber fencing to the perimeter with gated access to the side.