

Babbington, Babbington, NG16 2SS

Offers Over £280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	84
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 - 28209667



- 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....

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



*** 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 Ilkeston, 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.



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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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.