

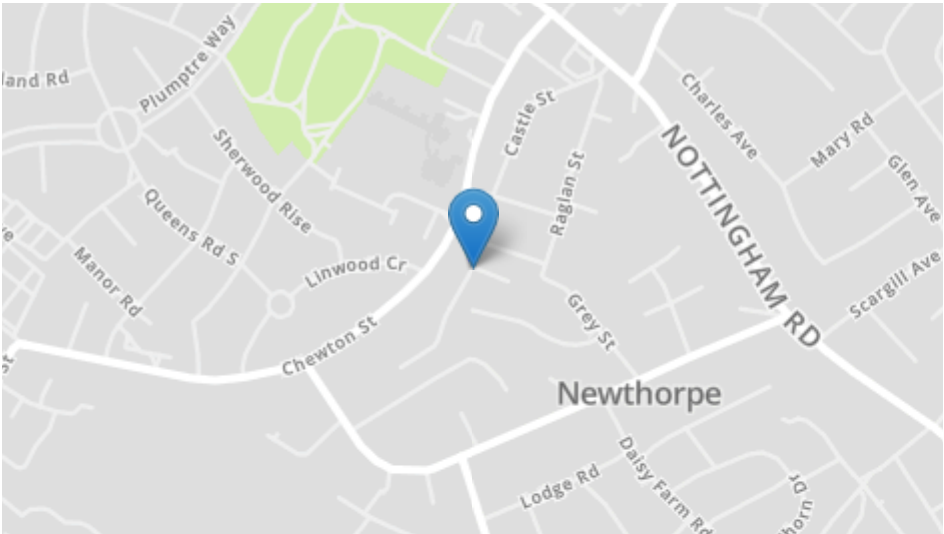
Old Kiln Lane, Eastwood, NG16 3TH

£230,000



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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		
England, Scotland & Wales	80	84
EU Directive 2002/91/EC		



- Detached Bungalow
- 2 Double Bedrooms
- Open Plan Dining Kitchen and Lounge
- Modern Fitted Kitchen
- Enclosed Low Maintenance Garden
- Cul De Sac Position
- Close to Amenities & Road Links
- Close to A610 & M1

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 - 29031701

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



*** TURN KEY LIFE ON ONE LEVEL! *** NO CHAIN *** Ready to move into and positioned in a quiet, tucked away location is this brand new 2 bedroom detached bungalow which has been constructed to a high standard and includes many features such as solar panels, range of integrated appliances and an EV charger! Call us now to book a viewing on what could well be your next home!

Ground Floor

Entrance Hall

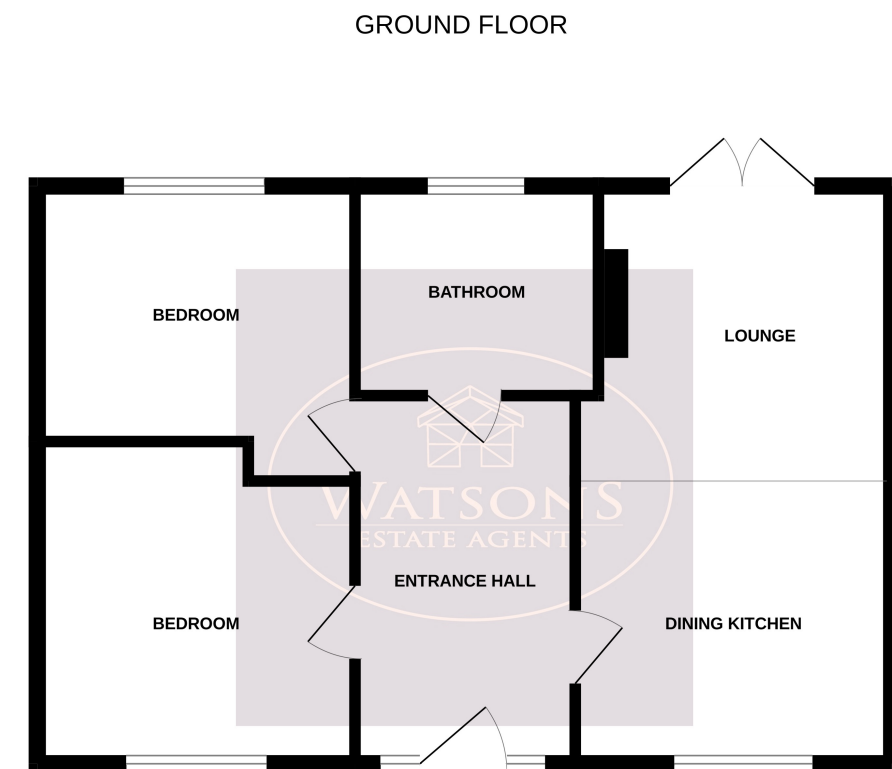
Composite wood entry door, laminate wood flooring and access to loft housing electric boiler system.

Dining Kitchen & Living Area

6.04m x 3.27m (19' 10" x 10' 9") A range of matching wall and base units, with marble worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including, fridge freezer and electric oven with extractor over, with room for washing machine or dishwasher. Laminated wood flooring, ceiling spotlights, radiator, built in media wall unit, feature fire place and French doors to the rear.

Bathroom

4 piece suite in white comprising wc, vanity sink with storage, free standing bath, cubicle electric shower and chrome heated towel rail. Ceiling spotlights and obscured uPVC double glazed window to the rear.



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.
Made with Metropix 12/2025

Bedroom 1

3.29m x 3.20m (10' 10" x 10' 6") UPVC double glazed window to the front and radiator.

Bedroom 2

3.30m x 2.73m (10' 10" x 8' 11") UPVC double glazed window to the rear and radiator.

Outside

To the front is a paved driveway with electric vehicle charger, pathway with gravel detail and gate to the rear. The rear garden features an enclosed turfed lawn with timber fencing, paved seating area and raised timber flower beds.