

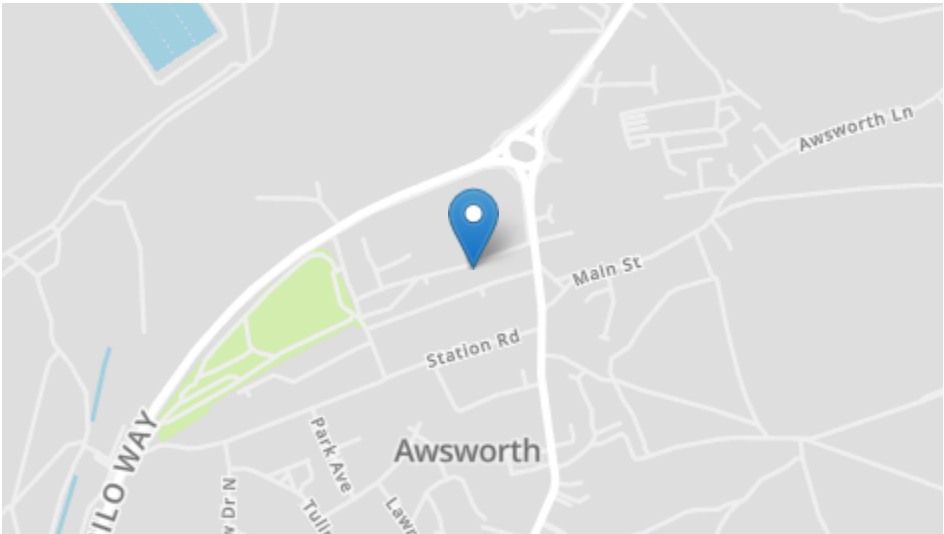
Barlows Cottages Lane, Awsworth, NG16 2QW

£450,000



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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		
	71	83
England, Scotland & Wales		
EU Directive 2002/91/EC		



- End Town House
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs Shower Room & First Floor Bathroom
- Lower Ground Utility Room, Cellar and WC
- Generous Rear Garden with Views
- Driveway & Garage
- Excellent Road Links

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 - 28613412

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



ARE YOU SEARCHING FOR THE WOW FACTOR? LOOK NO FURTHER Tucked away in the village of Awsworth is this gem of a forever home. An end town house with a difference! Set over three levels, this stunning family home offers space and style in abundance. Three reception rooms, two bathrooms, a cellar and utility, ample off road parking, and a wonderful garden with views. What more could you want? Briefly comprising; hallway, shower room, lounge, dining room, sitting room, breakfast kitchen. To the lower ground floor is a spacious cellar and utility room with access to the rear garden. To the first floor there are four generous bedrooms, a study area, and family bathroom. Outside, to the front is a lawned garden, along with a large driveway, and leading to the detached garage. The spacious rear garden affords views and is perfect for entertaining with family and friends. Located in a peaceful spot in Awsworth, the village shops and amenities are nearby. The towns are Eastwood , Ilkeston and Kimberley are a short drive away for more day to day needs, along with the Ikea retail park and excellent transport links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Door to the entrance hall, Engineered oak flooring, stairs to the first floor and doors to the lounge, breakfast kitchen and shower room.

Lounge

3.98m x 3.66m (13' 1" x 12' 0") 2 uPVC double glazed windows to the front, radiator, Engineered oak flooring and open to the dining room.

Dining Room

3.28m x 3.25m (10' 9" x 10' 8") UPVC double glazed window to the rear, Engineered oak flooring and radiator.

Shower Room

3 piece suite comprising WC, vanity sink unit and shower cubicle with electric shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Breakfast Kitchen

3.82m x 3.66m (12' 6" x 12' 0") A range of matching wall & base units, walnut work surfaces incorporating an inset Belfast sink. Integrated appliances to include: a Stones electric oven & hob with extractor over and dishwasher. Central island offering further storage space, tiled flooring, ceiling spotlights, radiator and door to the sitting room. Door to the stairs to the cellar.

Sitting Room

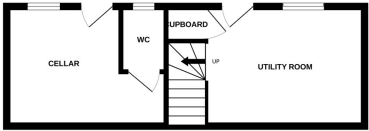
4.86m x 3.36m (15' 11" x 11' 0") 2 uPVC double glazed windows to the rear, Engineered oak flooring and radiator.

First Floor

Landing

UPVC double glazed window to the rear, built in storage cupboard, Engineered oak flooring and doors to all bedrooms and bathroom and open to the study area measuring 2.61m x 2.33m.

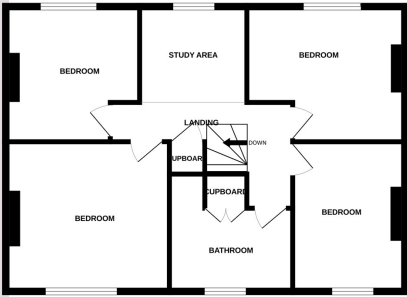
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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

3.68m x 3.6m (12' 1" x 11' 10") UPVC double glazed window to the front, Engineered oak flooring and radiator.

Bedroom 2

3.34m x 3.23m (10' 11" x 10' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.36m x 2.87m (3.76m max) (11' 0" x 9' 5") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.59m x 2.9m (11' 9" x 9' 6") UPVC double glazed sash window to the front, Engineered oak flooring, radiator and a range of fitted wardrobes.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and freestanding bath. Traditional radiator, ceiling spotlights and extractor fan. Obscured uPVC double glazed sash window to the front.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by wall to the perimeter. A tarmacadam driveway provides ample off road parking leading to the detached garage with up & over door. The rear garden offer of good level of privacy with open views and comprises a paved patio seating area, timber decking, generous lawn, flower bed borders with a range of plants & shrubs, Other features include barn door to the cellar room measuring 3.28m x 2.92m with uPVC double glazed window to the rear and door to the WC with obscured uPVC double glazed window to the rear and barn door to the utility room measuring 3.87m x 2.92m with a range of base units incorporating an inset sink & drainer unit with flexi tap and door to the storage cupboard measuring 0.97m x 0.85m.