

Mornington Crescent, Nuthall, NG16 1QE

Guide Price £475,000



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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		
	73	82
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- 4 DOUBLE Bedrooms
- 2 Reception Rooms
- Spacious Modern Dining Kitchen
- Study & Conservatory
- Downstairs WC & Utility Room
- Ample Off Road Parking & Oversized Garage
- South Facing Rear Garden
- Popular Residential Location
- Ease of Access 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 - 29658031

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



*** GUIDE PRICE £475,000 - £500,000 *** ** SPACIOUS FAMILY HOME IN A DESIRABLE LOCATION ** Welcome to this well presented and generously proportioned family home, ideally situated in a desirable community within a short commute of Nottingham City Centre with EXCELLENT SCHOOL CATCHMENTS. In brief, the accommodation comprises: entrance hall, downstairs WC, generous lounge diner, open plan dining kitchen across the rear with a separate utility room with access to conservatory and garage. Upstairs, the landing to the 4 DOUBLE bedrooms and family bathroom whilst outside, the unusually generous plot gives a generous well proportioned lawn to the rear which is south-facing. To the front is a well tended lawn, with a driveway & garage providing good parking provision which completes what is a simply superb family home. Call Watsons on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Porch

Composite entrance door to the front, obscured uPVC double glazed window to the side. Composite door to the entrance hall.

Entrance Hall

Radiator, stairs to the first floor, understairs storage cupboard, wood effect laminate flooring and doors to the lounge, dining kitchen, study/playroom and downstairs WC.

WC

WC, wall mounted sink and radiator.

Lounge

5.24m (into the bay) x 4.15m (17' 2" x 13' 7") UPVC double glazed bay window to the front, Inglenook fireplace with inset multifuel burner, radiator and open to the dining kitchen.

Dining Kitchen

8.96m x 3.06m (29' 5" x 10' 0") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Space for Range style cooker, integrated microwave and dishwasher. Breakfast bar, wood effect laminate flooring in the dining area, tiled flooring in the kitchen area, ceiling spotlights, 2 radiators, sliding patio doors to the conservatory and door to the utility room.

Utility Room

2.98m x 2.18m (9' 9" x 7' 2") Worksurfaces incorporating an inset stainless steel sink & drainer unit, plumbing for washing machine & tumble dryer, wall mounted combination boiler and tiled flooring. Ceiling spotlights, door to the rear garden and door to the garage.

Conservatory

2.94m x 2.76m (9' 8" x 9' 1") Brick & wooden double glazed construction, wood effect laminate flooring and French doors to the rear garden.

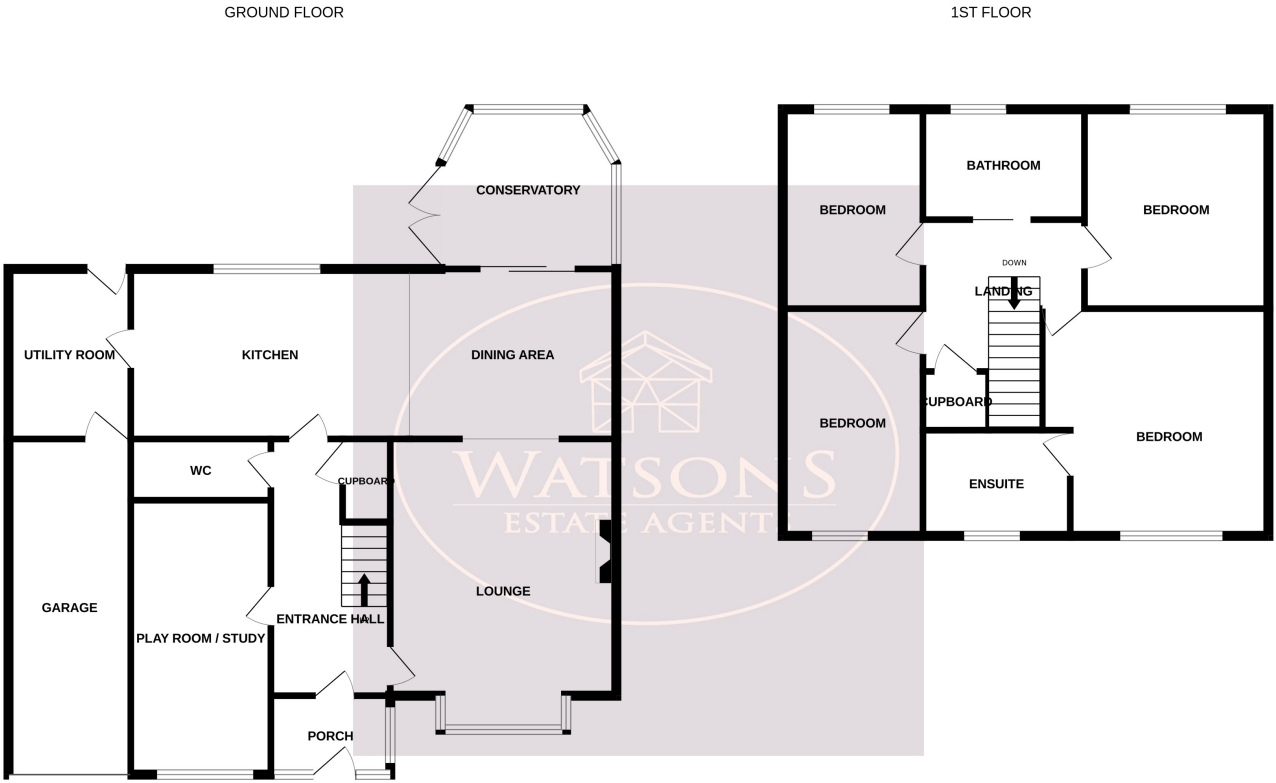
Study/Play Room

4.76m x 2.3m (15' 8" x 7' 7") UPVC double glazed window to the front and radiator.

First Floor

Landing

Storage cupboard, access to the attic (partly boarded with drop down ladder) 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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Primary Bedroom

4.18m x 3.94m (13' 9" x 12' 11") UPVC double glazed window to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the front and radiator.

Bedroom 2

3.62m x 3.27m (11' 11" x 10' 9") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.92m x 2.3m (12' 10" x 7' 7") UPVC double glazed window to the front and radiator.

Bedroom 4

3.6m x 2.56m (11' 10" x 8' 5") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and freestanding bath with mains fed rainfall effect shower over. Obscured uPVC double glazed window to the rear, chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property is a turfed lawn. A tarmacadam driveway provides ample off road parking leading to the oversized integral garage measuring 6.23m x 2.53m with up & over door and power. The South facing rear garden comprises a paved patio seating area, timber decking seating area, turfed lawn, timber built summer, external tap and power point. Other features include a waterproof shed running the length of the property offering useful storage space. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the utility room and is 6 years old. It was last serviced in January 2025.