

Springland Farm Cottages, Nuthall, NG16 1DS

Offers Over £170,000



Springland Farm Cottages, Nuthall, NG16 1DS

Offers Over £170,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Mid Terraced Home
- 3 Bedrooms
- Generous Lounge
- Fitted Dining Kitchen
- Garage
- Popular Residential Location
- Ease of Access to A610 & M1
- Excellent Road & Public Transport Links
- No Upward Chain

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 - 28924964

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



*** PRICED TO SELL! *** This 3 bed cottage in Nuthall comes with NO UPWARD CHAIN and would be an excellent choice for first time buyers. The excellent location gives easy access to amenities including schools, as well as transport links with M1 motorway and tram network. In brief, the accommodation comprises: lounge diner, upstairs landing to the 3 bedrooms and family bathroom. Outside, the modest gardens are low maintenance and there is a garage beyond the rear boundary. Families and dog owners will also appreciate the nearby countryside and Basil Russell playing fields just a short walk away. For more information or to book your viewing, call our team.

Ground Floor

Lounge Diner

4.93m x 4.15m (16' 2" x 13' 7") Wooden double glazed window to the rear, wood effect laminate flooring, radiator, stairs to the first floor and door to the kitchen.

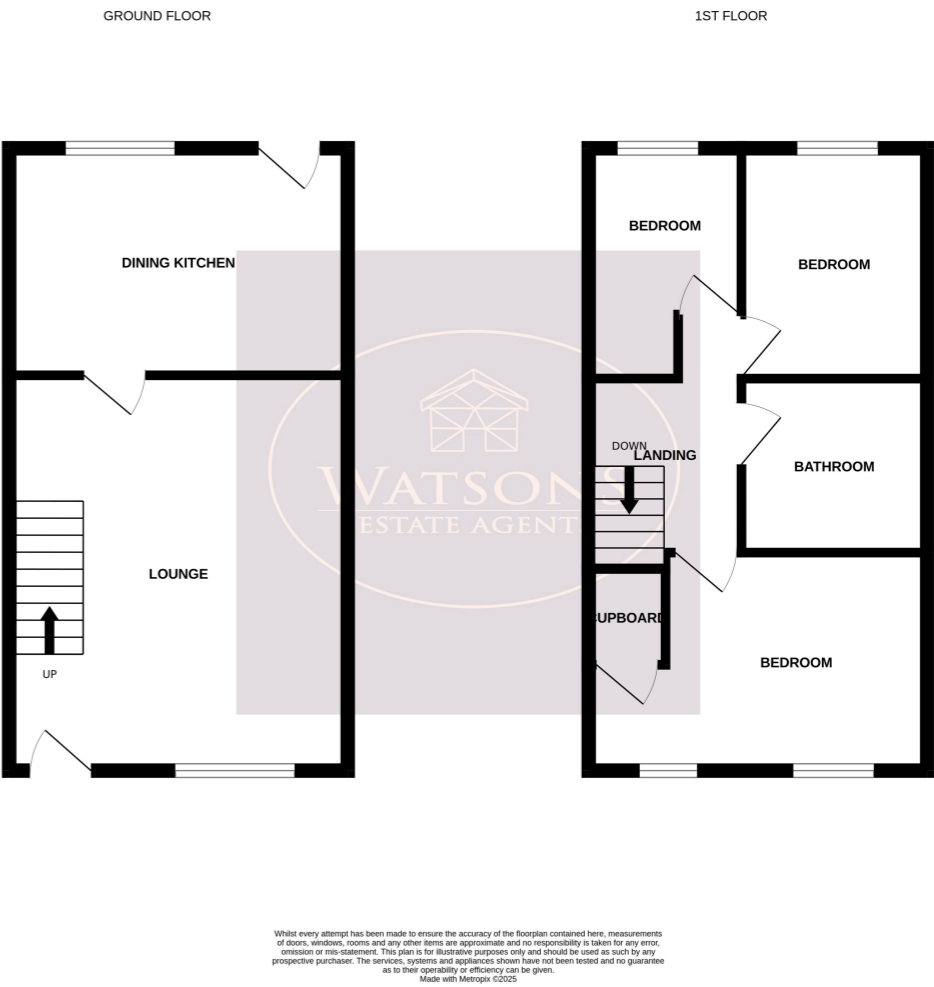
Kitchen

4.16m x 2.83m (13' 8" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & electric hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, radiator. Wall mounted Viessmann combination boiler. Wooden double glazed window to the front and wooden door to the rear garden.

First Floor

Landing

Access to the attic with drop down ladder. Doors to all bedrooms and bathroom.



Bedroom 1

3.1m x 4.15m (max) reducing to 2.76m (10' 2" x 13' 7") 2 wooden double glazed windows to the rear, built in wardrobe and radiator.

Bedroom 2

2.96m x 2.08m (9' 9" x 6' 10") Wooden double glazed window to the front and radiator.

Bedroom 3

2.96m x 2.05m (2.72m max) (9' 9" x 6' 9") Wooden double glazed window to the front and radiator.

Bathroom

3 piece suite comprising WC, pedestal sink unit and bath. Extractor fan.

Outside

To the front of the property is a turfed lawn. The rear garden comprises gravel beds, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the rear leading to the single garage with up & over door.