

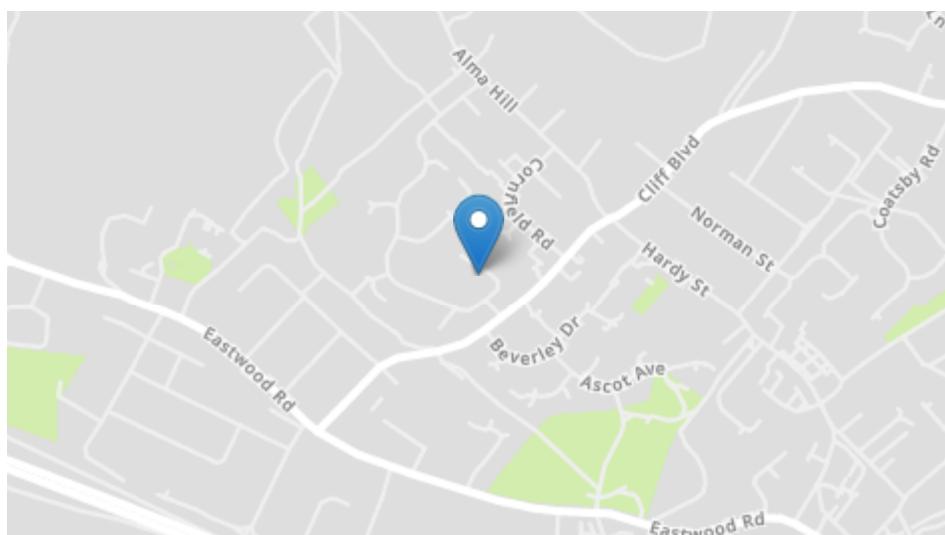
Lyle Close, Kimberley, NG16 2NU

Guide Price £325,000



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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](mailto:mail@watsons-residential.co.uk)

Ref - 29658903

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](http://www.watsons-residential.co.uk)

- Detached Family Home
- 4 Bedrooms
- Generous Dining Kitchen
- Downstairs WC & Conservatory
- Off Road Parking & Garage
- South West Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- Quiet Cul De Sac Location
- Favoured School Catchment

Our Seller says....





\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\* \*\*\* CUL-DE-SAC LIVING \*\*\* Located in this favoured position in Kimberley, a four bedroom detached family home. Lying close to Kimberley town centre, sought after schools, and excellent transport links. Features include a downstairs WC, conservatory, spacious lounge, garage, and a private south-west facing rear garden. Briefly comprising; entrance hallway, downstairs WC, dining kitchen, lounge, conservatory. To the first floor, four bedrooms and family bathroom. Outside, driveway to the front providing off road parking, and access to the garage, and to the rear is a private south-west facing garden, perfect for summer entertaining into the evening. Located close to Kimberley town centre, amenities include shops, pubs and cafe's, along with a supermarket, and easy access to Nottingham and the M1. Contact Watsons to arrange a viewing.

## Ground Floor

### Entrance Hall

Entrance door to the side, wood effect laminate flooring, stairs to the first floor and doors to the lounge, dining kitchen and WC.

Whilst every effort 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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### WC

Obscured uPVC double glazed window to the front, WC and radiator.

### Lounge

5.38m x 3.57m (17' 8" x 11' 9") Radiator, feature fireplace with inset space for fire and sliding patio doors to the conservatory.

### Dining Kitchen

5.15m x 2.93m (16' 11" x 9' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & hob with extractor over and fridge. Plumbing for washing machine. Radiator, tiled flooring, 2 uPVC double glazed windows to the front, uPVC double glazed window to the side and door to the cupboard. Door to the side.

### Conservatory

3.91m x 3.05m (12' 10" x 10' 0") Brick & uPVC double glazed construction, ceiling spotlights and French doors to the rear garden.

## First Floor

### Landing

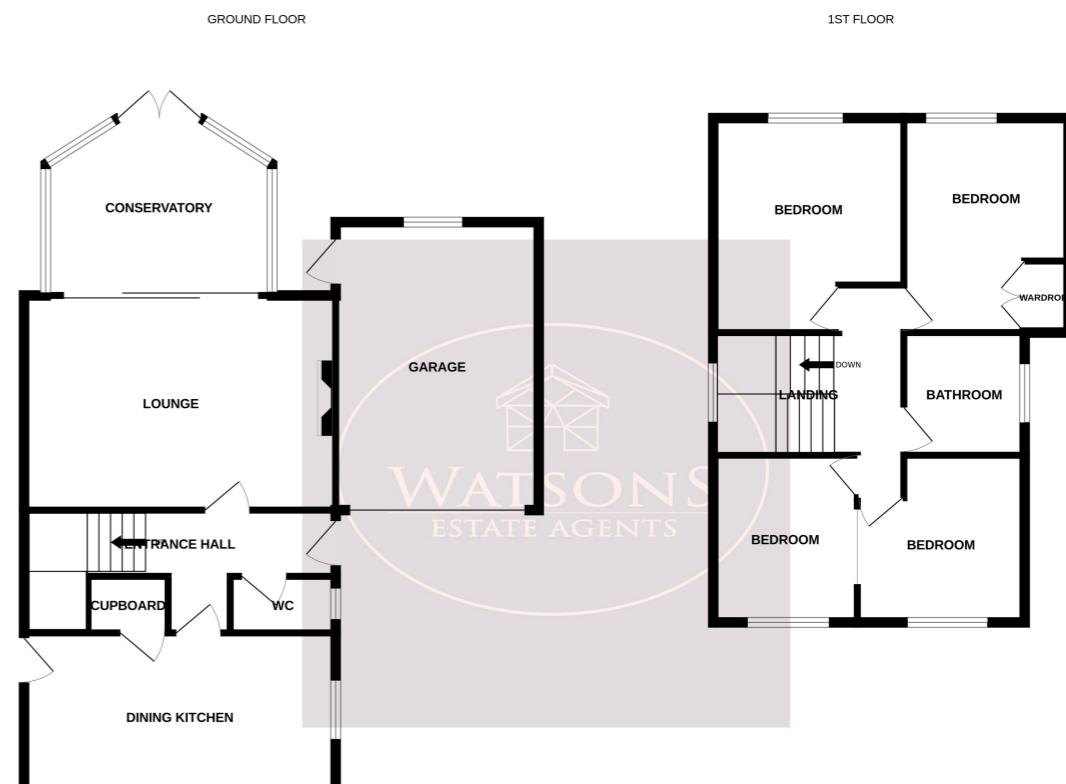
Obscured uPVC double glazed window to the side, access to the attic (partly boarded), radiator and doors all bedrooms and bathroom.

### Bedroom 1

3.63m x 3.22m (11' 11" x 10' 7") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.56m x 2.74m (11' 8" x 9' 0") UPVC double glazed window to the rear, fitted wardrobe and radiator.



### Bedroom 3

2.81m x 2.74m (9' 3" x 9' 0") UPVC double glazed window to the front and radiator. Archway through to bedroom 4.

### Bedroom 4

3.19m x 2.30m (10' 6" x 7' 7") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the side and chrome heated towel rail.

### Outside

To the front of the property is a turfed lawn. A blocked paved driveway provides ample off road parking leading to the single garage with up & over door, power and housing the combination boiler. The South West facing rear garden comprises a paved patio & timber decking seating area, turf lawn and 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 garage and is around 7 years old. The boiler was last serviced in 2024.