

Smeath Road, Underwood, NG16 5GG

Offers Over £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		
	73	84
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- 3 Bedrooms
- Lounge, Dining Room & Conservatory
- Fitted Kitchen
- Driveway
- South Facing Rear Garden
- Sought After Village Location
- Easy Access to the M1 Motorway

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 - 28732602

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



*** A HIDDEN GEM! *** Tucked away in a very private position in the desirable village of Underwood is this charming 3 bedroom semi detached family home. You will fall in love with the SOUTH FACING garden, private driveway and the generous living space perfect for a growing family! Comprising internally of a fitted kitchen, lounge, dining room, conservatory, 3 bedrooms and a family bathroom. The property is located in a great semi rural location within a popular village setting and has great access to schools, public transport and is on the doorstep for junction 27 of the M1. Call our team today to book your viewing, you will not be disappointed!

Ground Floor

Kitchen

A range of matching all & base units with worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including fridge freezer and dishwasher. Space for cooker with extractor over, central island providing further storage, tiled floor and under stairs storage cupboard. UPVC entrance door to the side and uPVC double glazed window to the front. Doors to the inner hall and dining room.

Dining Room

3.59m x 3.33m (11' 9" x 10' 11") UPVC double glazed window to the front, radiator and laminate wood flooring. Double doors to the lounge.

Lounge

4.55m x 3.63m (14' 11" x 11' 11") UPVC double glazed window to the rear, radiator and feature fireplace surround with inset electric fire. Door to the inner hall.

Inner Hall

Laminate wood flooring, doors to the lounge, kitchen and conservatory. Stairs to the first floor.

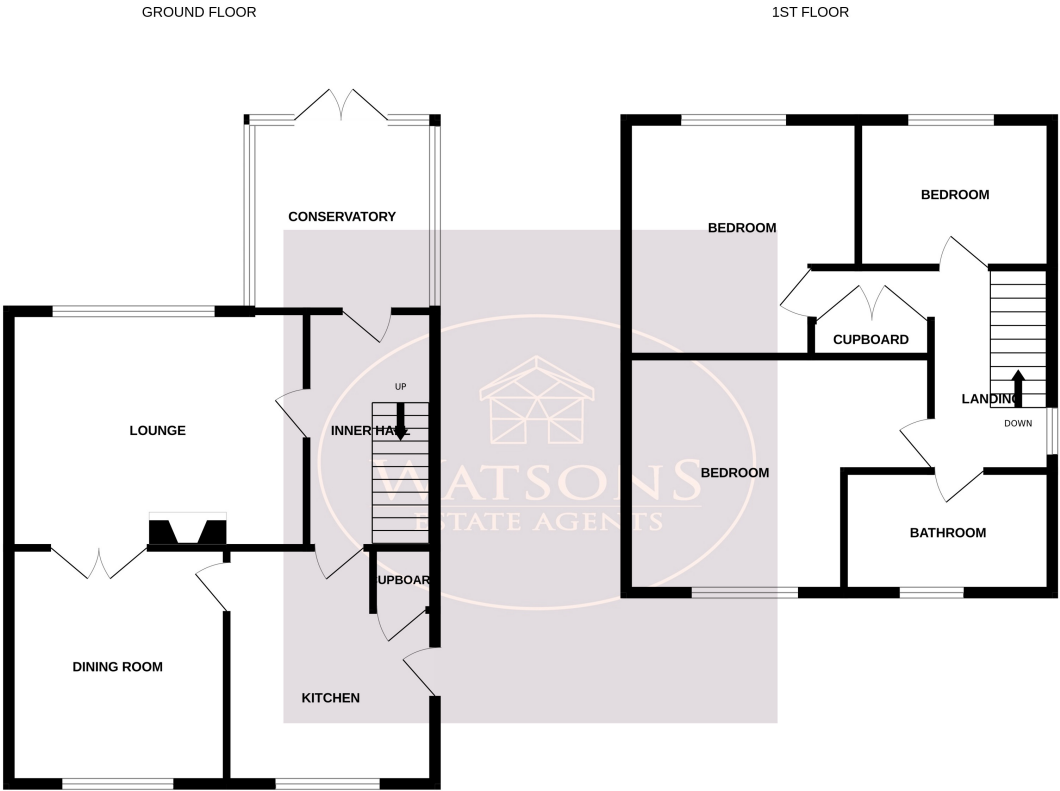
Conservatory

Brick and uPVC double glazed construction with windows to the sides and rear. Tiled floor, ceiling fan and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, built in storage cupboard and access to the attic. Doors to all bedrooms and the 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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Bedroom 1

4.6m x 3.59m (15' 1" x 11' 9") UPVC double glazed window to the front and radiator.

Bedroom 2

3.64m x 3.63m (11' 11" x 11' 11") UPVC double glazed window with views to the rear and radiator.

Bedroom 3

2.8m x 2.28m (9' 2" x 7' 6") UPVC double glazed window with views to the rear and radiator.

Bathroom

White 4 piece suite comprising wc, vanity sink unit with storage, panelled bath and corner shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, extractor fan and tiled floor. Fully tiled walls and obscured uPVC double glazed window to the front.

Outside

The front garden comprises brick paved driveway and gravelled garden with timber shed. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and rear. The rear garden comprises timber decked seating area with stairs leading down to a turfed lawn and flower bed borders with a range of plants, shrubs and trees.