

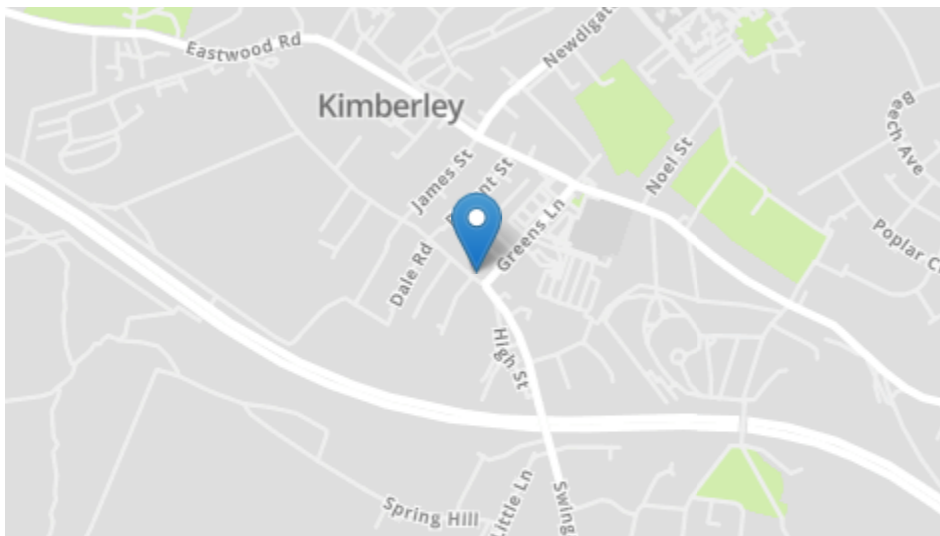
Greens Lane, Kimberley, NG16 2PB

Offers Over £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 28017538

Our Seller says....

- Semi Detached House
- 2 Bedrooms
- Downstairs WC & Utility Room
- Conservatory
- South Facing Garden
- Excellent Road & Public Transports Links
- Walking Distance To Kimberley Town Centre
- Character Features Throughout
- MUST BE VIEWED!

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

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 8am-8pm - 7days



***** THE CUTEST KIMBERLEY COTTAGE ***** We have fallen in love with this cottage in Kimberley, and we believe you will too. Boasting genuine character, but with good functionality, it will ideally suit discerning first time buyers, or those looking to down-size. It really **MUST** be viewed to appreciate. The accommodation has been lovingly maintained and comprises an entrance hallway which is spacious enough to double as a utility area with plumbing for washing machine. This leads to a downstairs wc and a well proportioned lounge with authentic ceiling beams. A lovely shaker style kitchen completes the ground floor, then upstairs you will find 2 good size bedrooms and a beautiful spacious bathroom with the roll top bath in keeping with the character. The garden is to the front with quite a generous lawn being south-facing, enclosed by a stone wall perimeter. All the shops and amenities including schools, doctors & dentists, as well as public transport links are all just a stones-throw away, which there are also beautiful countryside walks nearby.

Ground Floor

Entrance Hall/Utility

2.15m x 1.97m (7' 1" x 6' 6") Composite entrance door to the side, radiator, wall mounted combination boiler, plumbing for washing machine, tiled flooring, doors to the WC and kitchen.

WC

WC, vanity sink unit, heated towel rail and obscured uPVC double glazed window to the front.

Lounge

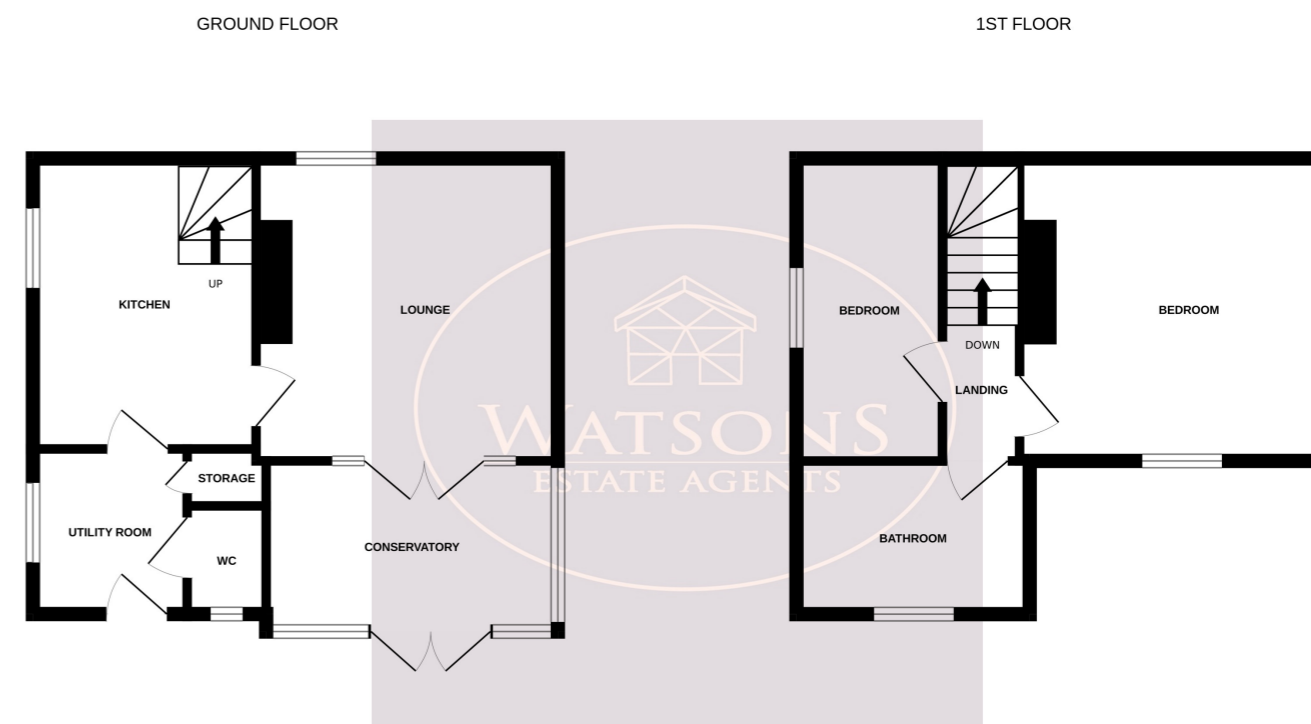
4.0m x 3.82m (13' 1" x 12' 6") Obscured single glazed wooden window to the rear, feature ceiling beams, radiator and French doors to the conservatory.

Conservatory

3.76m x 2.15m (12' 4" x 7' 1") Timber & uPVC double glazed construction, uPVC double glazed panelled roof and French doors to the garden.

Breakfast Kitchen

3.72m x 2.81m (12' 2" x 9' 3") A range of matching wall & base units, granite work surfaces incorporating an inset Belfast sink & drainer unit. Integrated electric oven & gas hob. UPVC double glazed window to the side, tiled flooring, stairs to the first floor, feature ceiling beams, radiator.



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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First Floor

Landing

Doors to both bedrooms and bathroom.

Bedroom 1

4.0m x 3.93m (13' 1" x 12' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.72m x 1.9m (12' 2" x 6' 3") UPVC double glazed window to the side and radiator.

Bathroom

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

Outside

To the rear of the property is a turfed flower and flower bed borders with a range of mature plants & shrubs. The garden is enclosed by original stone wall to the perimeter with gated access to the side.