

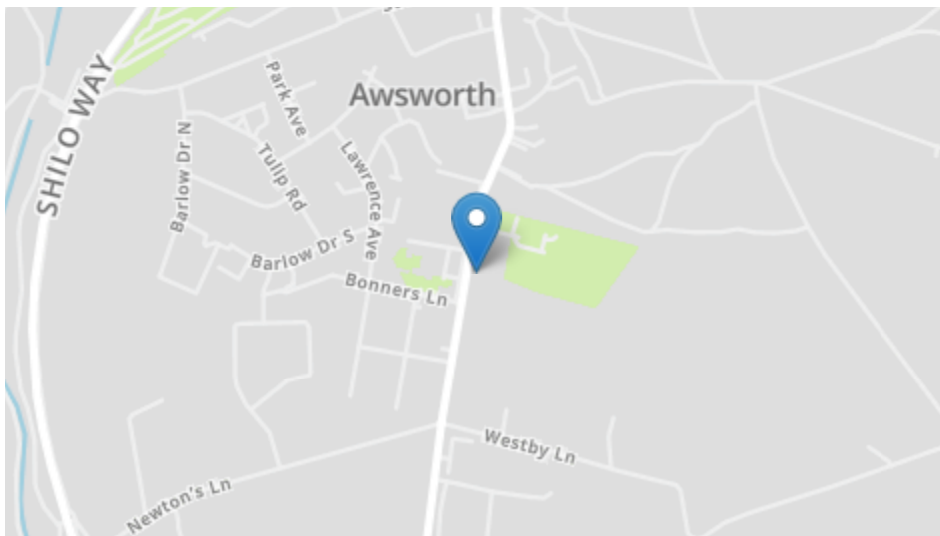
The Lane, Awsworth, NG16 2QQ

£180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 2 Double Bedrooms
- 2 Reception Rooms
- Conservatory
- Open Views To The Rear
- Short Drive To Kimberley Town Centre
- Ease Of Access To A610 & M1
- Ideal First Home or Investment

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 - 27100655

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



*** VIEWING HIGHLY RECOMMENDED *** 'The Laurels' is the most charming semi detached Victorian home which sits close to the Awsworth/Cossall border. With 2 reception rooms, 2 DOUBLE bedrooms and open views to the rear, we urge you to view in person. In brief, the well presented accommodation comprises: lounge, inner lobby to kitchen, dining room & conservatory, upstairs landing to the 2 double bedrooms and good size bathroom. Outside, the pleasant rear garden offers a high level of privacy and has superb open views. The village of Awsworth has some shops and school within walking distance and has good transport links with a bus service, nearby Train Station as well as the A610 & M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Lounge

3.96m x 3.66m (13' 0" x 12' 0") UPVC double glazed entrance door, uPVC double glazed window to the front, Inglenook fireplace with inset space for multi fuel burner, radiator. Door to the inner lobby.

Inner Lobby

Understairs storage and door to the dining room.

Dining

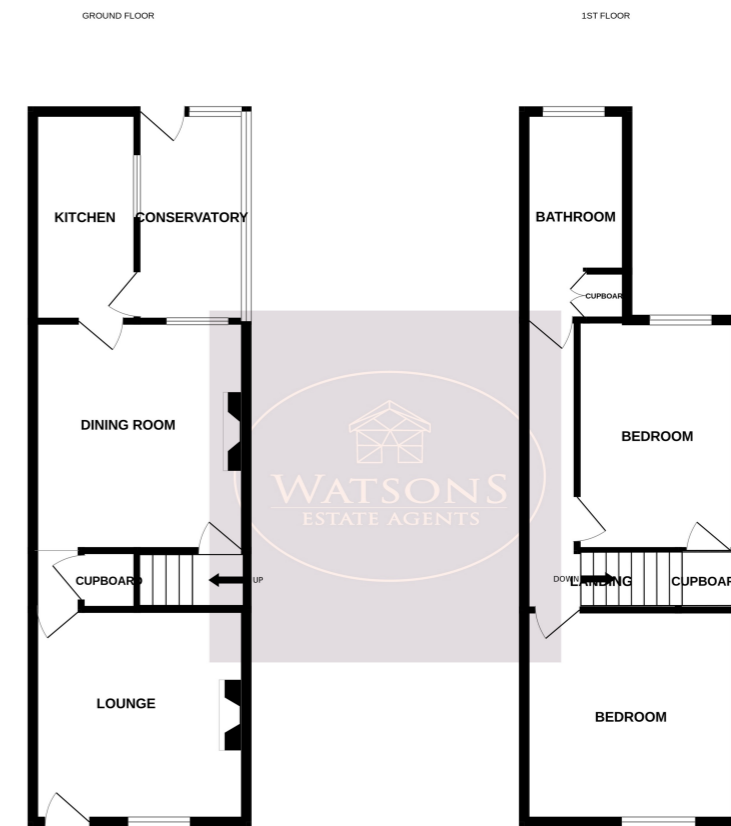
3.96m x 3.66m (13' 0" x 12' 0") UPVC double glazed window to the rear, radiator, traditional fireplace, stairs to the first floor and door to the kitchen.

Kitchen

3.59m x 1.8m (11' 9" x 5' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, tiled flooring and door to the conservatory/side porch.

Conservatory/Side Porch

3.55m x 1.69m (11' 8" x 5' 7") Brick & uPVC double glazed construction, polycarbonate roof, tiled flooring and uPVC double glazed door leading to the rear garden.



While 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. Made with Metrage 02/24

First Floor

Landing

Doors to both bedrooms and bathroom.

Bedroom 1

3.68m x 3.66m (12' 1" x 12' 0") UPVC double glazed window to the front and 2 radiator.

Bedroom 2

3.97m x 2.77m (13' 0" x 9' 1") UPVC double glazed window to the rear, built in storage cupboard/wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed dual rainfall effect shower over. Obscured uPVC double glazed window to the rear, heated towel rail and extractor fan.

Outside

The front of the property is palisaded by hedge and brick wall. The rear garden offers a good level of privacy with open views over nearby countryside and comprises 2 paved patio seating areas, turfed lawn, flower bed borders with a range of plants & shrubs and brick built outhouse housing the Worcester Bosch combination boiler. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.