

Trough Lane, Watnall, NG16 1HR

Offers Over £325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Dormer Bungalow
- 3 Bedrooms
- En Suite & Family Bathroom
- Open Plan Kitchen Diner
- Secure Off Road Parking
- Private Rear Garden
- Sought After Location
- Well Presented Throughout

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 - 27685568

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



*** LIVE THE TRANQUIL LIFE ON TROUGH LANE *** Properties are rarely available on this sought after road in the desirable village of Watnall. The property has been extended to the rear providing plenty living accommodation, ideal for buyers looking for their forever home. The ground floor accommodation in brief comprises: entrance hallway, lounge, two double bedrooms, shower room and an open plan dining kitchen overlooking the pristine rear garden. On the first floor, you'll find an additional double bedrooms and accessible loft space suitable for storage. Outside, the rear garden has been beautifully maintained by our seller and comprises if a patio area and turfed lawn with raised borders. To the front of the property a driveway provides off road parking for several vehicles. Trough Lane offers a particularly appealing location with the best of both worlds. There is stunning countryside a stones throw away as well as scenic walking routes and only a short drive from Kimberley Town Centre where you will find a variety of local amenities from a Doctors Surgery, Dental Practice, super markets and eateries. For those needing access to road links, the A610/M1 are within close reach. This property ticks every box and the location has something to suit everyone. To secure a viewing appointment, call our team.

Entrance Hall

UPVC double glazed entrance door to the side, stairs to first floor, exposed wood flooring, radiator, doors to bedrooms 1 & 3, bathroom, kitchen and lounge.

Lounge

4.54m x 3.14m (14' 11" x 10' 4") UPVC double glazed bay window to the front, inset electric wood burner style fire, radiator.

Kitchen

3.67m x 3.15m (12' 0" x 10' 4") A range of matching wall & base units, work surfaces incorporating a one and a half bowl ceramic sink & drainer. Integrated appliances including to include: fridge, freezer, waist height electric oven, induction hob with extractor over. Plumbing for washing machine, cupboard incorporating wall mounted combination boiler, vertical radiator. Open to the dining area.

Dining Area

5.2m x 2.82m (17' 1" x 9' 3") Skylight with flat roof, ceiling spotlights, radiator, 2 uPVC double glazed windows to the rear and French doors leading to the rear garden.

Primary Bedroom

3.82m (4.41m into wardrobes) x 2.89m max (12' 6" x 9' 6" max) UPVC double glazed window to the side, wall to wall & floor to ceiling sliding door wardrobes, radiator.

En Suite

WC vanity sink unit. extractor fan.



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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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Bedroom 3

3.2m x 2.9m (10' 6" x 9' 6") UPVC double glazed window to the front, radiator.

Shower Room

3 piece suite comprising WC, pedestal sink and shower cubicle. Chrome heated towel rail. Obscured uPVC double glazed window to the side.

First Floor

Landing

Doors to bedroom 2, loft area.

Bedroom 2

4.16m x 3.02m (13' 8" x 9' 11") Velux window, radiator.

Loft Space

3.13m x 2.50m (10' 3" x 8' 2") Useful storage space. Potential to convert to snug or study (STBR)

Outside

The current owner has invested a lot of time & money to make this a beautiful private space which required little maintenance with the stylish raised flower beds - perfect for those with small dogs, but Watnall Green is within a stones throw for those with larger 4 legged friends. There are external power points, lights to the side & rear, all being enclosed by timber fencing to the perimeter with gated access to the sides. To the front is a prescrete driveway providing off road parking for multiple cars, including a secured space behind iron gates to the side.