

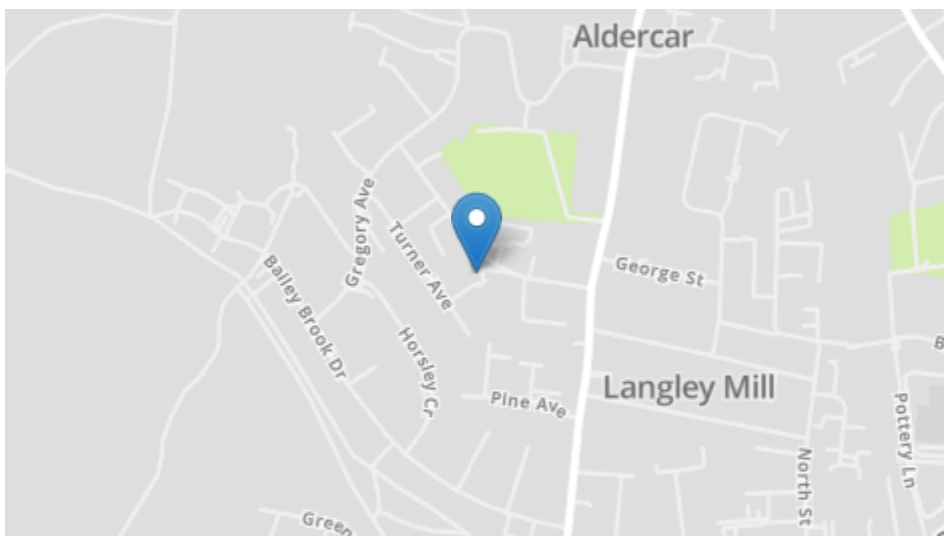
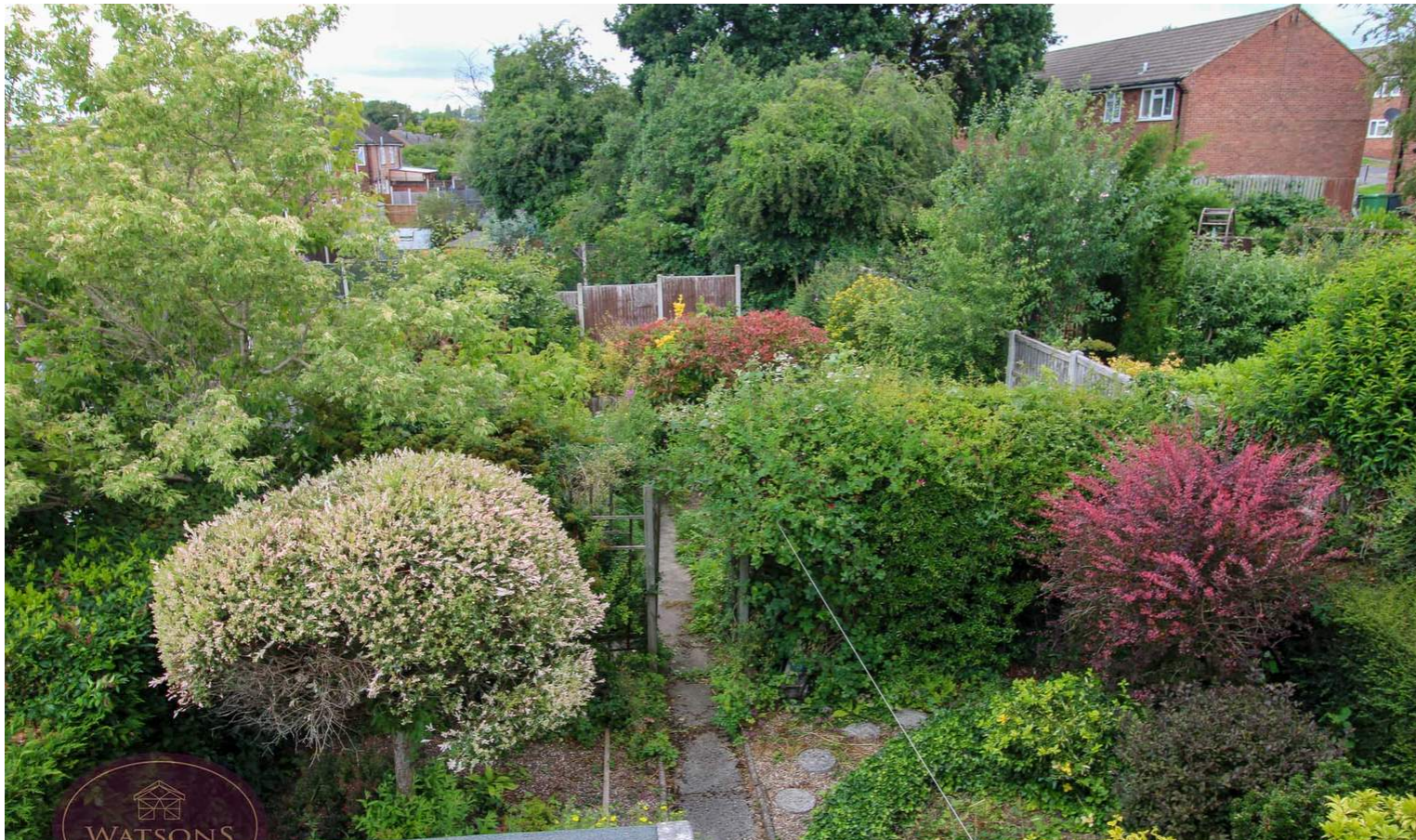
Smith Drive, Langley Mill, NG16 4GF

Offers Over £150,000



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 56 | |
| (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 Family Home
- 3 Double Bedrooms
- Downstairs Shower Room
- Separate Bathroom & WC
- Generous Rear Garden
- Excellent Road & Public Transport Links
- Ideal First Home or Investment
- No Upward Chain

Our Seller says....

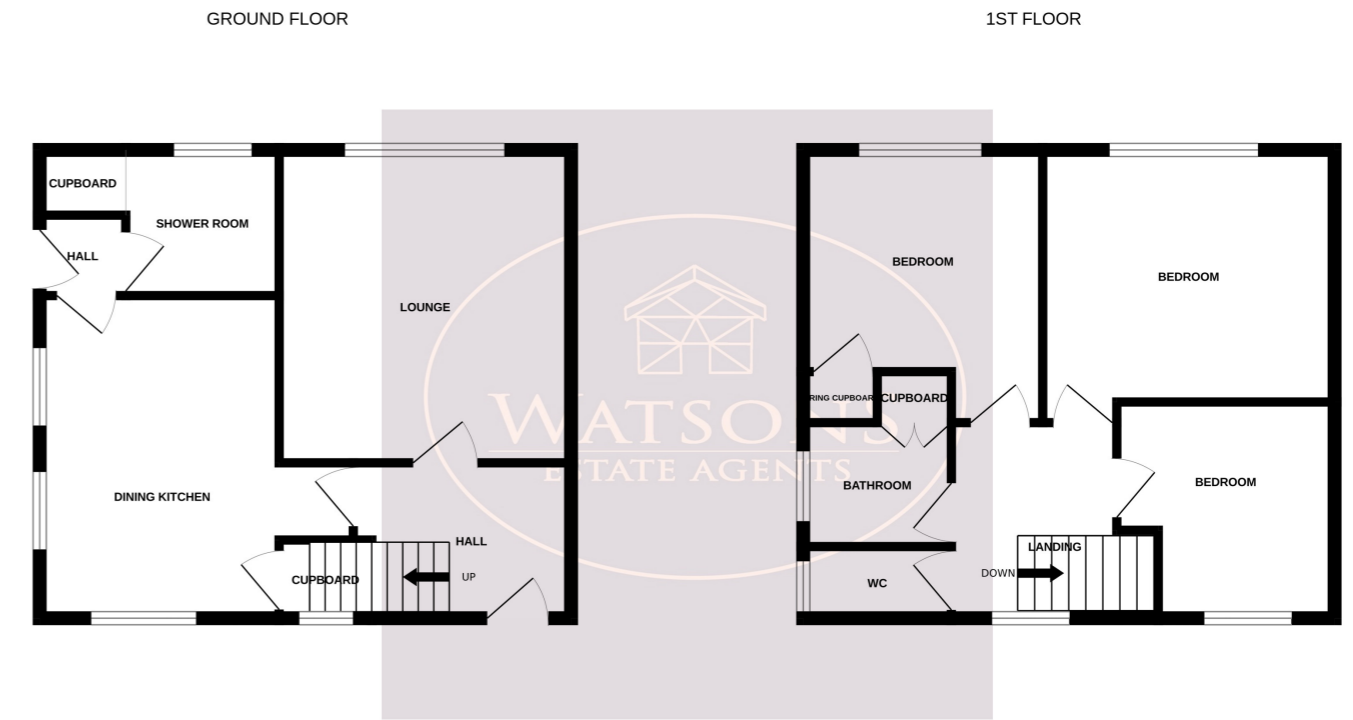
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26457552

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



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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*** A HOME TO MAKE YOUR OWN *** If you're searching for a property you can put your own stamp on then look no further! This property offers just the right amount of space as well as a fantastic size rear garden perfect for any first time buyer or family. The accommodation in brief comprises; an entrance hall, lounge, dining kitchen, rear hall downstairs shower room. To the first floor a landing giving access to three double in size bedrooms, a two piece bathroom suite with separate w/c. Externally the property sits within a generous plot, to the front a garden with potential to create off road parking (STPP), to the rear an extensive enclosed garden. Located within Langley Mill, Smith Drive is within close proximity of a range of local amenities including both primary and secondary schools, shops, transport links and within easy access of the A610 and M1 motorway.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor, under stairs storage and doors to the lounge & kitchen.

Lounge

4.04m x 3.75m (13' 3" x 12' 4") UPVC double glazed window to the rear and radiator.

Kitchen

4.17m x 4.02m (3.07m min) (13' 8" x 13' 2") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, radiator, tiled flooring, under stairs storage cupboard and uPVC double glazed windows to the side. Door to the rear lobby.

Rear Lobby

Door to the rear garden and door to the shower room.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator, storage cupboard and obscured uPVC double glazed window to the rear.

First Floor

Landing

UPVC double glazed window to the front, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

3.78m x 3.25m (12' 5" x 10' 8") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.07m x 2.85m (3.53m including recess) (10' 1" x 9' 4") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 3

2.83m x 2.73m (9' 3" x 8' 11") UPVC double glazed window to the front and radiator.

WC

WC and obscured uPVC double glazed window to the side.

Bathroom

2 piece suite comprising pedestal sink unit and bath. Radiator, airing cupboard and obscured uPVC double glazed window to the side.

Outside

The front garden comprises flower bed borders with a range of mature plants & shrubs and is palisaded by brickwork and wrought iron fencing. The generous rear garden offers a good level of privacy and comprises a paved patio, flower bed borders with a range of mature plants, shrubs & trees and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.