

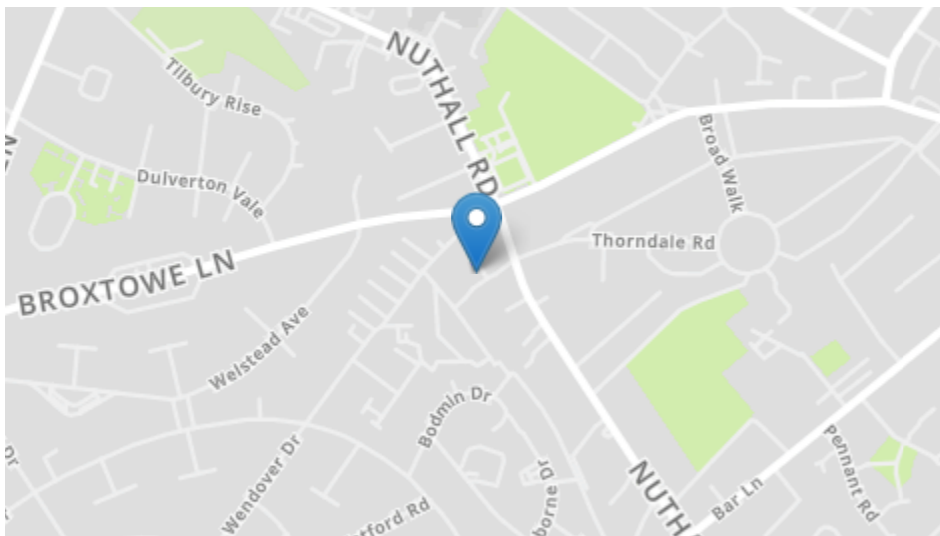
Lion Close, NG8 5ED

GUIDE PRICE £300,000



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want to view?

Call us on 0115 938 5577

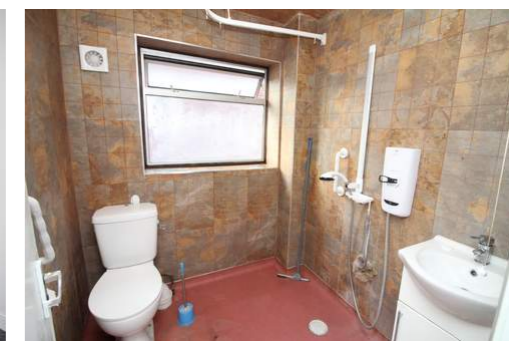
Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 21372651



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms & Family Room
- Downstairs WC
- Upstairs Wet Room
- Double Garage & Driveway
- Popular Residential Location Close To Amenities
- Excellent Road & Public Transport Links

Our Seller says....

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 MUST VIEW! *** Viewing of this 4 bedroom detached home in 'The Stockhill Area' is HIGHLY RECOMMENDED - surprisingly spacious, the property offers good space including 3 reception rooms perfect for a growing family! In brief, the accommodation comprises: Entrance hallway, WC, lounge to the front, fitted kitchen, dining room and an impressive extended family room over looking the rear garden. To the first floor there are 4 good size bedrooms and a wet room. Outside, a driveway provides ample off road parking leading to the double garage, whilst the rear garden is laid to lawn and extends to the side. Offered for sale in this cul de sac location it is perfect for families. Lion Close is well located for public transport links with easy access to the A610 & Junction 26 of the M1 Motorway. 'City Buses' run regularly & Phoenix Park Tram terminus is just a short walk away. To book your viewing appointment, call our team. Call Watsons (8am-8pm, 7 days).

Ground Floor

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, under stairs storage cupboard, wood effect laminate flooring, ceiling spotlights and doors to the lounge and WC.

WC

WC, wall mounted sink, aluminium obscured double glazed window to the side.

Lounge

4.47m x 3.96m (14' 8" x 13' 0") Aluminium double glazed window to the front, real flame gas fire, wood effect laminate flooring and sliding patio doors to the dining room.

Dining Room

3.78m x 3.37m (12' 5" x 11' 1") Tiled flooring, radiator and archway to the family room.

Family Room

6.23m x 3.65m (20' 5" x 12' 0") Wall mounted gas fire, wood effect laminate flooring, 2 radiators and Upvc French doors doors to the rear garden.

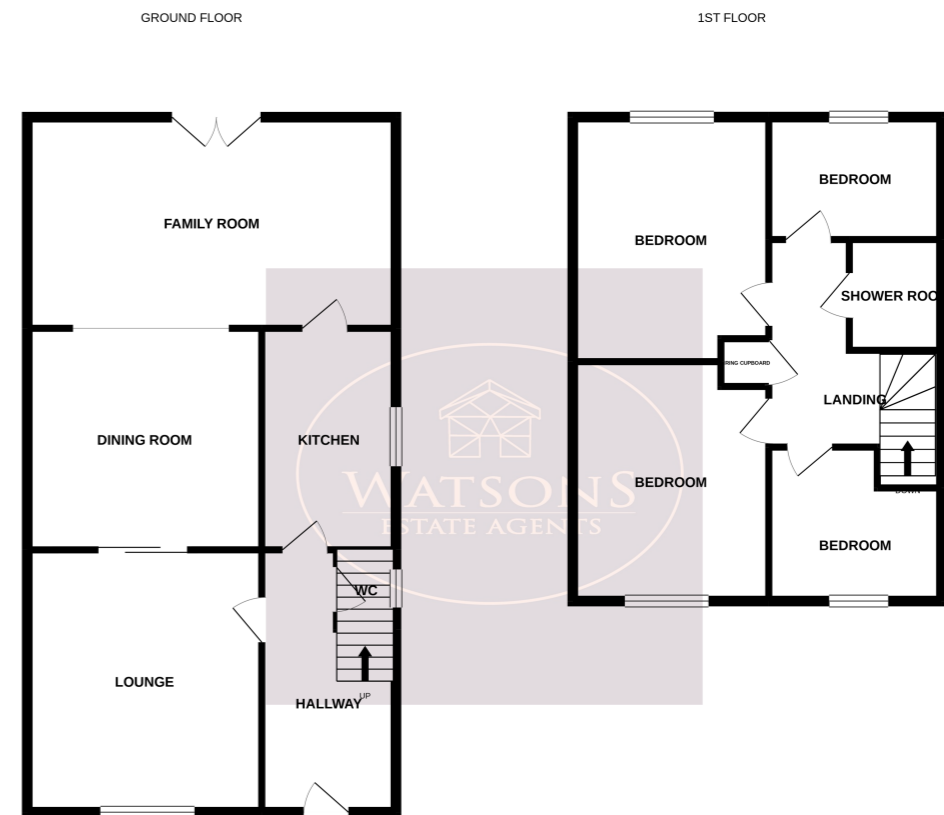
Kitchen

3.62m x 2.73m (11' 11" x 8' 11") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven and gas hob with extractor over, plumbing for washing machine, radiator, integrated boiler, aluminium double glazed window to the side, doors to the dining room and family room.

First Floor

Landing

Aluminium double glazed window to the side, airing cupboard housing the hot water tank, access to the attic (partly boarded) and doors to all bedrooms and 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

4.12m x 3.28m (13' 6" x 10' 9") Aluminium double glazed window to the front, a range of fitted sliding door wardrobes and radiator.

Bedroom 2

3.22m x 3.16m (10' 7" x 10' 4") Aluminium double glazed window to the rear, fitted sliding door wardrobes, wood effect laminate flooring and radiator.

Bedroom 3

3.32m x 2.88m (10' 11" x 9' 5") Aluminium double glazed window to the front, wood effect laminate flooring, ceiling spotlights and radiator.

Bedroom 4

2.87m x 2.06m (9' 5" x 6' 9") Aluminium double glazed window to the rear, wood effect laminate flooring and radiator.

Wet Room

WC, vanity sink unit and wall mounted electric shower. Aluminium double glazed window to the side and radiator.

Outside

To the front of the property is a concrete driveway providing ample off road parking leading to the double garage measuring 6.1m x 6.0m with up & over door and power and is enclosed by wall border. The rear garden comprises of a well tended lawn and external tap to the side. The garden is enclosed by walled borders.