

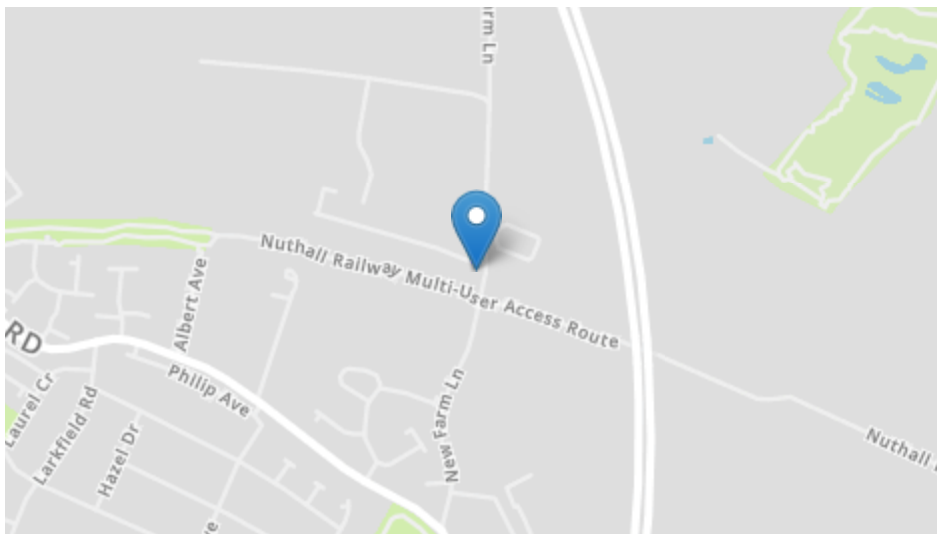
New Farm Lane, Nuthall, NG16 1DY

Offers Over £325,000



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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 - 29489200



Our Seller says....

- Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Conservatory
- Downstairs WC
- Off Road Parking
- West Facing Rear Garden
- Short Drive To Kimberley Town Centre
- Ease of Access To M1 & A610
- Favoured School Catchment

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days

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.





*** YOUR NEW HOME ON NEW FARM LANE *** If you are looking for privacy along with convenience, this could be for you. Tucked away down a quiet lane in a sought after position on the edge of Nuthall and Watnall, features of this delightful three bedroom detached property include a generous lounge, conservatory, utility room, downstairs WC, off road parking, and a private west facing rear garden. Briefly comprising; entrance hallway, lounge, conservatory, kitchen, utility room, downstairs WC. To the first floor, three bedrooms and a spacious shower room. Outside, to the front is a driveway providing off road parking for two cars, and access to a part converted garage offering useful storage space. The rear garden is privately enclosed and west facing, meaning you can enjoy the sun right into the evenings. Location is a key factor here, you'll find countryside walks along with excellent road and commuter links to the city. The nearby town of Kimberley provides an array of amenities along with favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door. Stairs to the first floor, uPVC double glazed windows to the side & front, radiator and door to the lounge diner.

Lounge Diner

6.06m x 3.43m (19' 11" x 11' 3") UPVC double glazed window to the front, radiator, brick built fire place with electric real flame fire. French doors to the conservatory and door to the kitchen.

Kitchen

3.42m x 2.66m (11' 3" x 8' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink. Space for cooker with extractor over, plumbing for dishwasher, wood effect laminate flooring. UPVC double glazed window to the rear, radiator, ceiling spotlights and door to the pantry. Door to the rear garden and open to the utility room. Door to the storage cupboard/pantry measuring 1.43m x 1.02m.

Utility Room

2.4m x 2.4m (7' 10" x 7' 10") A range of matching wall & base units, uPVC double glazed window to the side and wall mounted sink. Tiled flooring, plumbing and wiring for an American style fridge freezer. Plumbing for washing machine & tumble dryer and door to the rear garden. Door to the WC.

WC

1.29m x 0.93m (4' 3" x 3' 1") WC and pedestal sink unit.

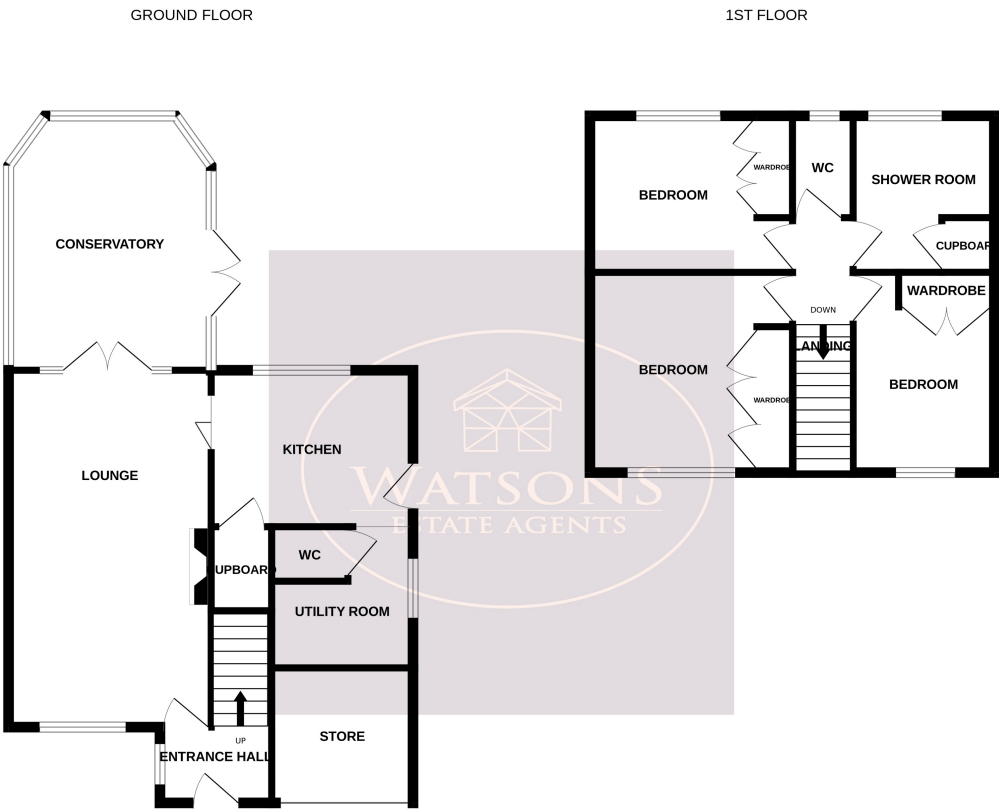
Conservatory

4.32m x 3.43m (14' 2" x 11' 3") Brick & uPVC double glazed construction, invert cooling & heating system and French doors to the rear garden.

First Floor

Landing

Doors to all bedrooms, shower room and WC. Access to the attic (fully boarded with drop down ladder and power).



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

3.43m x 3.4m (11' 3" x 11' 2") UPVC double glazed bay window to the front, fitted wardrobes, ceiling fan and radiator.

Bedroom 2

3.43m x 2.66m (11' 3" x 8' 9") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 3

3.40m x 2.39m (11' 2" x 7' 10") UPVC double glazed window to the front, fitted wardrobes and radiator.

Shower Room

2.66m x 2.39m (8' 9" x 7' 10") 2 piece suite in white comprising vanity sink unit and walk in shower. Obscured uPVC double glazed window to the rear, chrome heated towel rail, tiled flooring, airing cupboard and ceiling spotlights.

WC

1.73m x 1.03m (5' 8" x 3' 5") WC and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are decorative beds with feature brickwork and a range of plants & shrubs. A block paved driveway provides ample off road parking leading to the part converted garage with double wooden doors and power offering useful storage space. The garden is enclosed by wall & hedge borders to the perimeter. The low maintenance West facing rear garden comprises a decorative paved patio seating area, raised flower bed borders with a range of mature plants & shrubs, timber built shed and is enclosed by timber fencing to the perimeter with 5 bar gated access to the side.

Agents Note

The seller has provided us with the following information: The boiler is in the garage and was newly installed January 2025.