

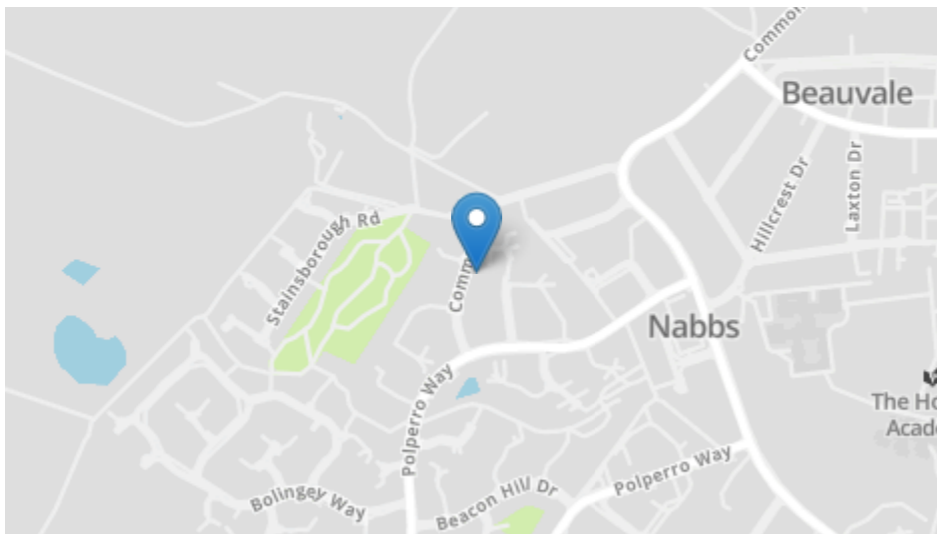
Common Lane, Hucknall, NG15 6TF

Guide Price £250,000



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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 - 29923759



- Detached Bungalow
- 3 Bedrooms
- Generous Lounge Diner
- Conservatory
- Driveway & Car Port
- Popular Residential Location
- Short Drive To Hucknall Town Centre
- No Upward Chain

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
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*** GUIDE PRICE £250,000 - £260,000 *** BUNGALOWS OF THIS SIZE ARE NOT VERY 'COMMON'

*** Brought to the market with no upward chain in this popular residential area of Hucknall is this spacious three bedroom detached bungalow. Features include a generous lounge/diner, conservatory, driveway, and a private rear garden. Briefly comprising; entrance hallway, kitchen, lounge/diner, inner hallway, shower room, three bedrooms and conservatory. Outside, to the front is a driveway providing ample off road parking and a car port, and to the rear is a privately enclosed garden. Located within easy reach of Hucknall town centre, amenities include a range of shops, excellent transport links including road, bus and tram. Contact Watsons to arrange a viewing.

Entrance Hall

UPVC double glazed door to the side, cloakroom housing the combination boiler and doors to the lounge/diner and kitchen.

Lounge Diner

6.85m x 3.63m (22' 7" x 11' 10") UPVC double glazed window to the front, radiator, feature fire place with inset space for fire. Door to the inner hall.

Kitchen

3.02m x 2.41m (9' 11" x 7' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height oven & gas hob with extractor over and fridge freezer. UPVC double glazed windows to the side & front. Radiator.

Inner Hall

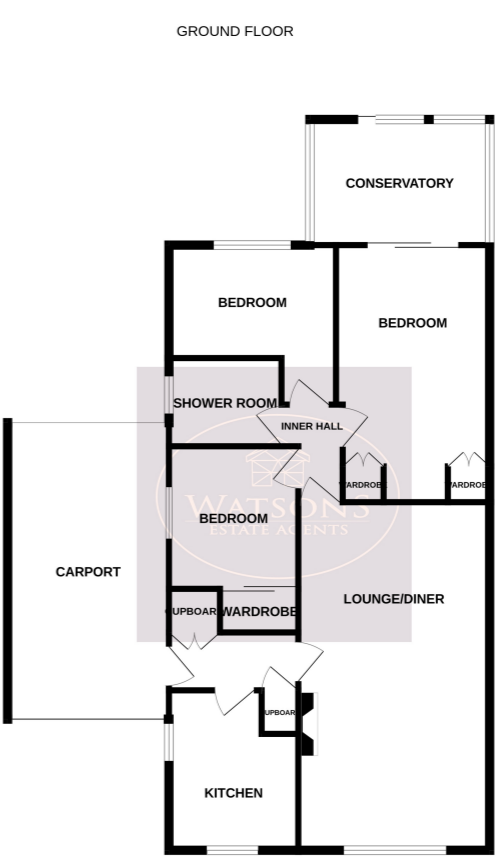
Doors to all bedrooms and shower room.

Bedroom 1

4.95m x 3.02m (16' 3" x 9' 11") Radiator, fitted furniture and sliding patio doors to the conservatory.

Bedroom 2

2.8m x 2.69m (9' 2" x 8' 10") UPVC double glazed window to the side, fitted wardrobe and radiator.



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 misstatement. 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 3

3.20m x 3.06m max (10' 6" x 10' 0") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with electric shower over. Ceiling spotlights and radiator.

Conservatory

3.67m x 2.42m (12' 0" x 7' 11") Brick & uPVC double glazed construction, wood effect laminate flooring, radiator and sliding patio doors to the rear garden.

Outside

To the front of the property is a decorative paved patio area. A tarmacadam driveway provides ample off road parking leading to the car port with electric roll up door. The rear garden comprises a paved patio seating area, generous turfed lawn, timber built shed, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information: the boiler is located in the cupboard in the hallway and is around 6 years old and was last serviced in 2025.