

Old School Lane, Awsworth, NG16 2WX

Offers Over £280,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Modern Semi Detached House
- 3 Bedrooms
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Driveway
- Cul De Sac Position
- Open Views To The Rear
- Excellent Road & Public Transport Links
- 3 Years NHB Certificate

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 - 27653121

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



\*\*\*WONDERFUL VIEWS\*\*\*A stylish and modern three bedroom semi-detached property with OPEN VIEWS to the rear, located at the end of a CUL-DE-SAC. Benefiting from a downstairs wc, utility room, and TWO BATHROOMS. Briefly comprising; entrance hallway, lounge, dining kitchen, utility room, downstairs wc. To the first floor, three bedrooms, one with en-suite and bathroom. Outside, driveway to the side, and to the rear is a lawned garden with wonderful open views. Located in the popular village of Awsworth, in easy reach of the village shops. There are excellent nearby road links with the A610 providing easy access to the M1 and further afield. Don't miss a great opportunity, contact Watsons today to arrange your viewing.

### Ground Floor

#### Entrance Hall

Entrance door to the front, stairs to the first floor, wood effect laminate flooring and doors to the lounge, dining kitchen and WC.

#### WC

WC, pedestal sink unit, radiator.

#### Lounge

5.73m x 3.09m (18' 10" x 10' 2") UPVC double glazed window to the front, 2 uPVC double glazed windows to the side with integrated shutter blinds, radiator. Feature panelled wall.

#### Dining Kitchen

5.79m x 3.36m (19' 0" x 11' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & induction hob with extractor over and dishwasher. UPVC double glazed windows to the side & front with integrated shutter blinds, radiator and French doors to the rear garden and door to the utility room.

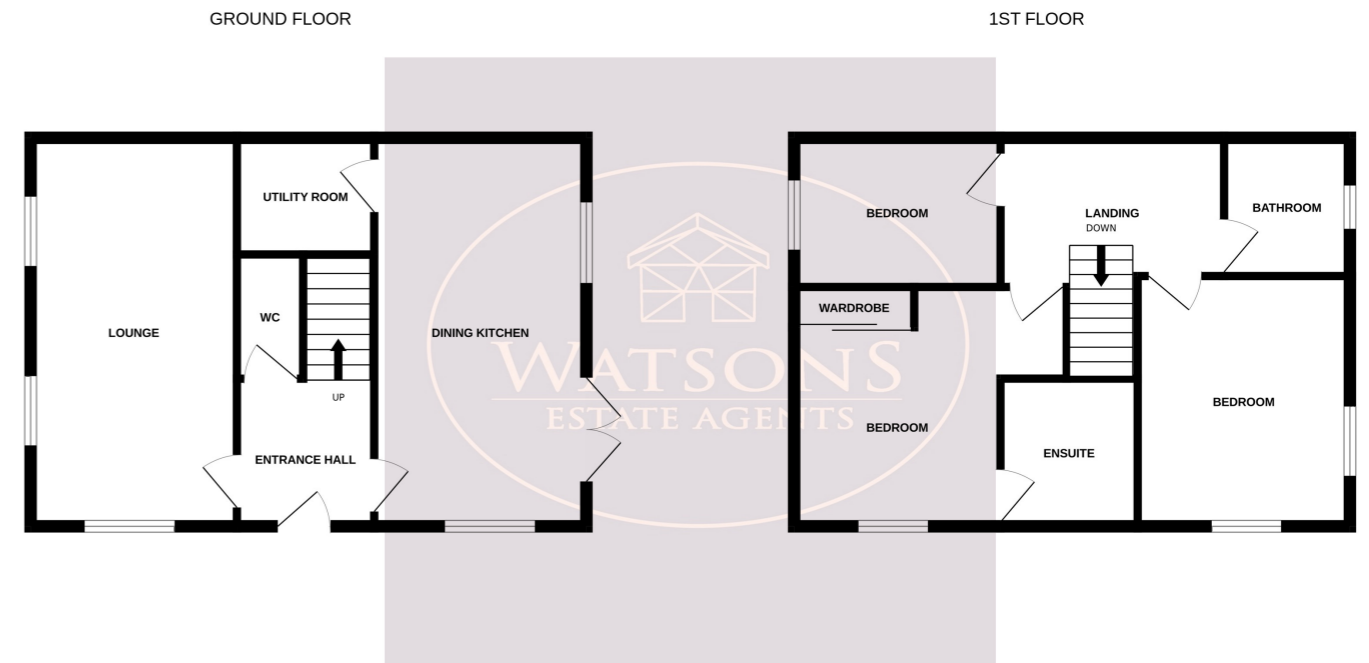
#### Utility Room

1.99m x 1.81m (6' 6" x 5' 11") A range of matching base units, work surfaces incorporating an inset stainless steel sink, plumbing for washing machine.

### First Floor

#### Landing

Access to the attic (partly boarded with drop down ladder) 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

4.21m x 3.36m (13' 10" x 11' 0") UPVC double glazed window to the front with integrated shutter blinds, fitted wardrobe, radiator feature panelled wall. Door to the en suite.

#### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Heated towel rail and extractor fan.

#### Bedroom 2

3.78m x 3.27m (12' 5" x 10' 9") UPVC double glazed windows to the front & side with integrated shutter blinds, radiator.

#### Bedroom 3

3.22m x 2.29m (10' 7" x 7' 6") UPVC double glazed window to the side with integrated shutter blinds and radiator.

#### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

#### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A tarmac driveway provides ample off road parking. The rear garden offers a good level of privacy with open views over nearby countryside and comprises a paved patio, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.