

Smeath Road, Underwood, NG16 5GU

Offers Over £290,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	84
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Link Detached House
- 3 Bedrooms
- Spacious Lounge
- Fitted Dining Kitchen
- Orangery & Utility/Study
- Large Driveway & Garage
- Landscaped Rear Garden
- Amenities & Transport Links Within Walking Distance
- Easy Access to the M1 Motorway

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 - 28846925

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



*** LIVING THE VILLAGE LIFE! *** This stunning three bedroom detached family home is packed full of character and charm and is located within a desirable village setting upon a very generous SOUTH WEST FACING plot which benefits greatly from the afternoon and evening sun! When you step over the threshold you will be welcomed by a generous living room with a log burning stove, dining/kitchen, a really useful utility room with office space, integral garage and charming orangery looking onto the garden. Upstairs you will find three bedrooms and a family bathroom and to the front a very generous front garden with ample parking for several vehicles and motorhome/caravan parking. Being located in the village of Underwood there are great schools and shops locally and it is very convenient for access to the M1 at junction 27 as well as many fine countryside walks for keen walkers! We really can't rate this fabulous home high enough so call us today to book your viewing, you will not be disappointed!

Ground Floor

Entrance Hall

UPVC entrance door to the front, radiator and laminate wood flooring. Door to the lounge and stairs to the first floor.

Lounge

4.64m x 3.73m (15' 3" x 12' 3") UPVC double glazed window to the front, radiator, inglenook fireplace with feature brick surround and inset multi fuel burner. Door to the dining kitchen and under stairs storage cupboard.

Dining Kitchen

4.6m x 3.07m (15' 1" x 10' 1") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over. Breakfast bar, tiled flooring, radiator and space for fridge freezer. UPVC double glazed window to the rear and sliding patio doors to the orangery.

Orangery

2.91m x 2.82m (9' 7" x 9' 3") UPVC double glazed windows to the sides and rear, tiled floor, radiator and French doors to the rear garden.

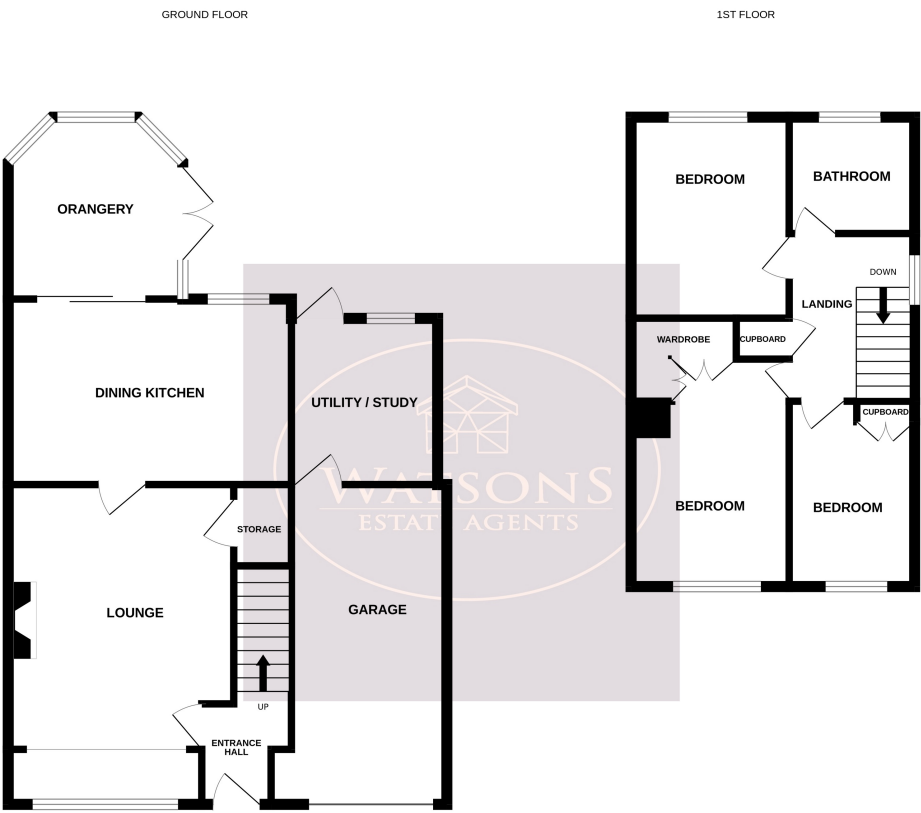
Utility/Study

2.7m x 2.38m (8' 10" x 7' 10") Base unit with worksurface incorporating an inset 1.5 bowl stainless steel sink & drainer unit. Plumbing for washing machine, radiator, laminate wood flooring and ceiling spotlights. UPVC double glazed window and door to the rear, door to the garage.

First Floor

Landing

UPVC double glazed window to the side, built in storage cupboard and access to the attic. Doors to all bedrooms and the 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

3.81m x 2.57m (12' 6" x 8' 5") UPVC double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

3.2m x 2.55m (10' 6" x 8' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.89m x 1.97m (9' 6" x 6' 6") UPVC double glazed window to the front, radiator and built in storage cupboard.

Bathroom

White 3 piece suite comprising wc, vanity sink unit with storage and panelled bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights, fully tiled walls and obscured uPVC double glazed window to the rear.

Outside

The front of the property is enclosed by hedges and timber fencing to the perimeter with decorative gravel flower beds, a range of plants, shrubs & trees and tarmacadam driveway providing ample parking for multiple vehicles, leading to the garage fitted with power and up & over door. The landscaped rear garden is enclosed by timber fencing to the perimeter and comprises; paved patio seating area with covered wooden terrace fitted with lighting and external power points. Paved path leading to an artificial lawn and decorative gravel flower beds with a range of plants shrubs and trees. To the end of the garden is a further paved patio seating area, 2 timber sheds and timber summerhouse fitted with power, lighting, French doors and timber decking seating area.