

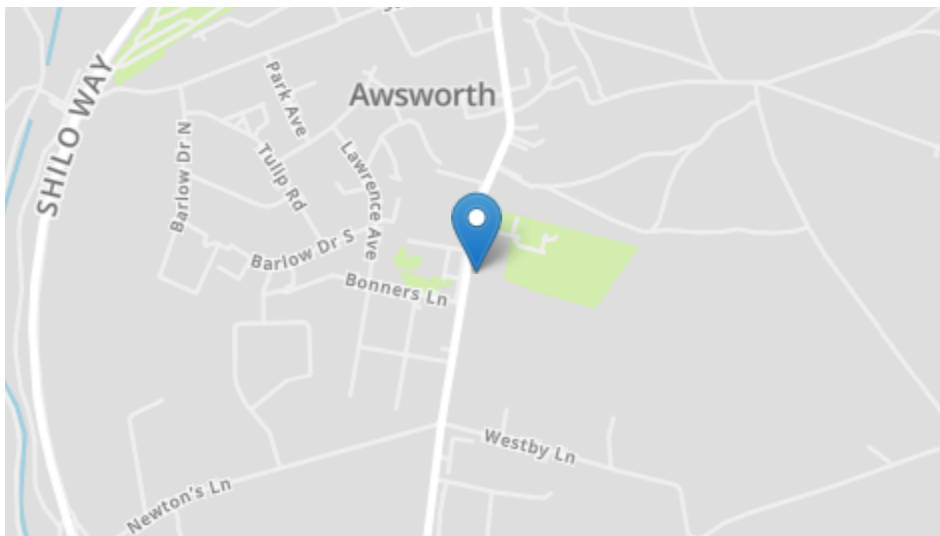
The Lane, Awsworth, NG16 2QQ

£170,000



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want to view?  
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Ref - 27393982

- Semi Detached House
- 3 Bedrooms
- Generous Lounge Diner
- Downstairs WC
- Conservatory
- Private Rear Garden with Open Views
- Driveway & Garage
- In Need of Modernisation
- No Upward Chain

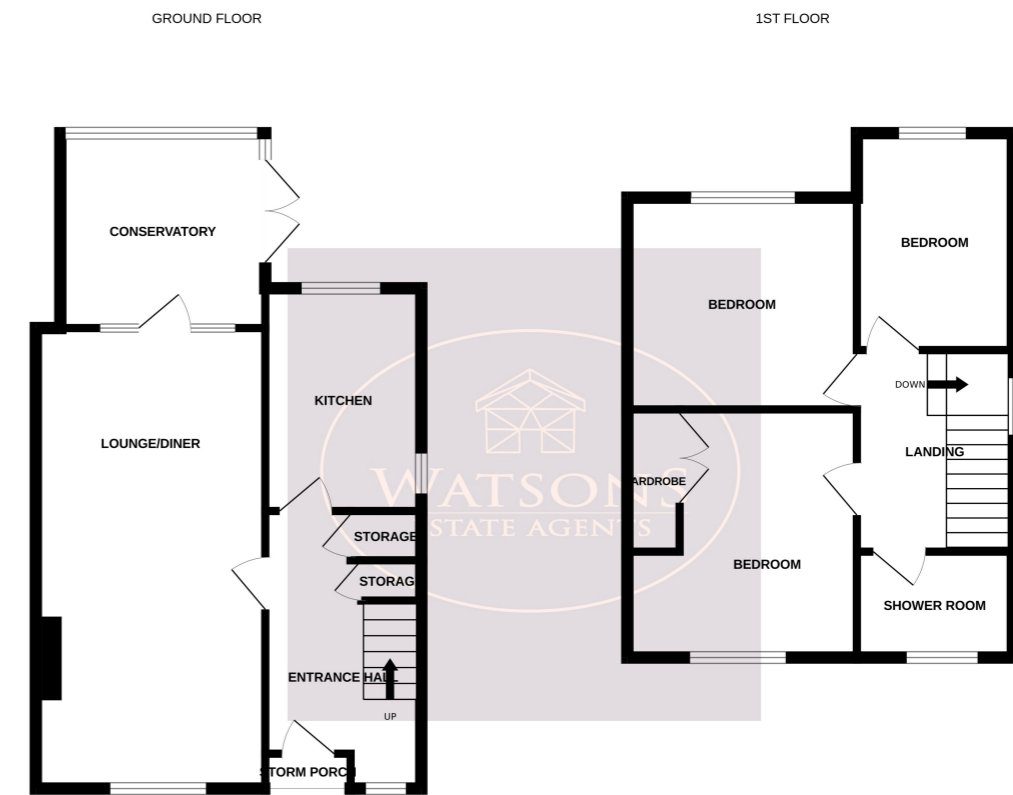
Our Seller says....

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.



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\*\*\* MAKE IT YOUR OWN \*\*\* Don't be fooled by the traditional appearance of this 3 bedrooms semi in Awsworth - with some cosmetic improvement this has the makings of a fabulous home which would be for first time buyers or savvy investors. Viewing is advised to see the potential. The generous plot provides good off street parking, whilst the open views over countryside to the rear is a sight to behold. In brief, the accommodation itself comprises: external storm porch, entrance hall, wc, lounge diner, kitchen, conservatory, upstairs landing to the 3 bedrooms (ALL DOUBLE) and shower room. This village location close to the Awsworth/Cossall border gives easy access to the neighbouring towns of Kimberley, Eastwood and Ilkeston where there is a train station among a wealth of other amenities and transport links. The property comes to the market with NO UPWARD CHAIN, so call our sales team now to make it your own.

## Ground Floor

### Storm Porch

Door to the entrance hall.

### Entrance Hall

Entrance door to the front, uPVC double glazed window to the front, radiator, stairs to the first floor, understairs storage and doors to the lounge diner, kitchen and downstairs WC.

### WC

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

### Lounge Diner

6.68m x 3.29m (21' 11" x 10' 10") UPVC double glazed window to the front, 2 radiators. Door to the conservatory.

### Kitchen

3.22m x 2.22m (10' 7" x 7' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. UPVC double glazed windows to the rear & side.

### Conservatory

3.14m x 2.92m (10' 4" x 9' 7") Brick & uPVC double glazed construction, uPVC double glazed French doors leading to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and shower room.

### Bedroom 1

3.5m x 3.28m (11' 6" x 10' 9") UPVC double glazed window to the front, airing cupboard and radiator.

### Bedroom 2

3.28m x 3.07m (10' 9" x 10' 1") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.19m x 3.26m (10' 6" x 10' 8") UPVC double glazed window to the rear and radiator.

### Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator, extractor fan and obscured uPVC double glazed window to the front.

### Outside

To the front of the property is a tarmac driveway providing ample off road parking leading to the detached garage with up & over door. The rear garden offers a good level of privacy with open views over nearby countryside. The rear garden comprises a paved patio and turfed lawn, flower bed borders with a range of mature shrubs & trees and is enclosed by hedge borders.