

Springland Farm Cottages, Nuthall, NG16 1DS

Offers Over £180,000



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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		
	56	81
England, Scotland & Wales	EU Directive 2002/91/EC	



- Mid Terrace House
- 2 Double Bedrooms
- Generous Lounge
- Off Road Parking & Detached Garage
- Private Rear Garden
- Short Drive To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Ease of Access to A610 & M1
- Ideal First Home or Investment

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 - 28886908

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



***** SPRING ONTO THE PROPERTY LADDER ***** This delightful characterful town house in Nuthall provides an excellent opportunity for a first time buyer or down-sizer. Beautifully presented throughout, features include two double bedrooms, modern and stylish shower room, a rear garden and single garage. Call our team to book your viewing before it's too late! The property sits in a row of similar properties just off Watnall Road and is a mile from Kimberley Town Centre which offers a wide range of shops, amenities and public services. The A610, which leads to Junction 26 of the M1 is within easy reach and bus stops with services to Nottingham City Centre are just a short walk away. The accommodation comprises in brief; entrance door leading into the breakfast kitchen, lounge with open plan stairs to the first floor, two double bedrooms and a stylish and modern shower room fitted with a white suite. Outside, the rear garden consists of a lawn with a paved patio area and shrub borders. The garden is enclosed by timber fencing with gated access to the rear courtyard where you'll find a single garage located in a block. For more information or to book your viewing, call our team.

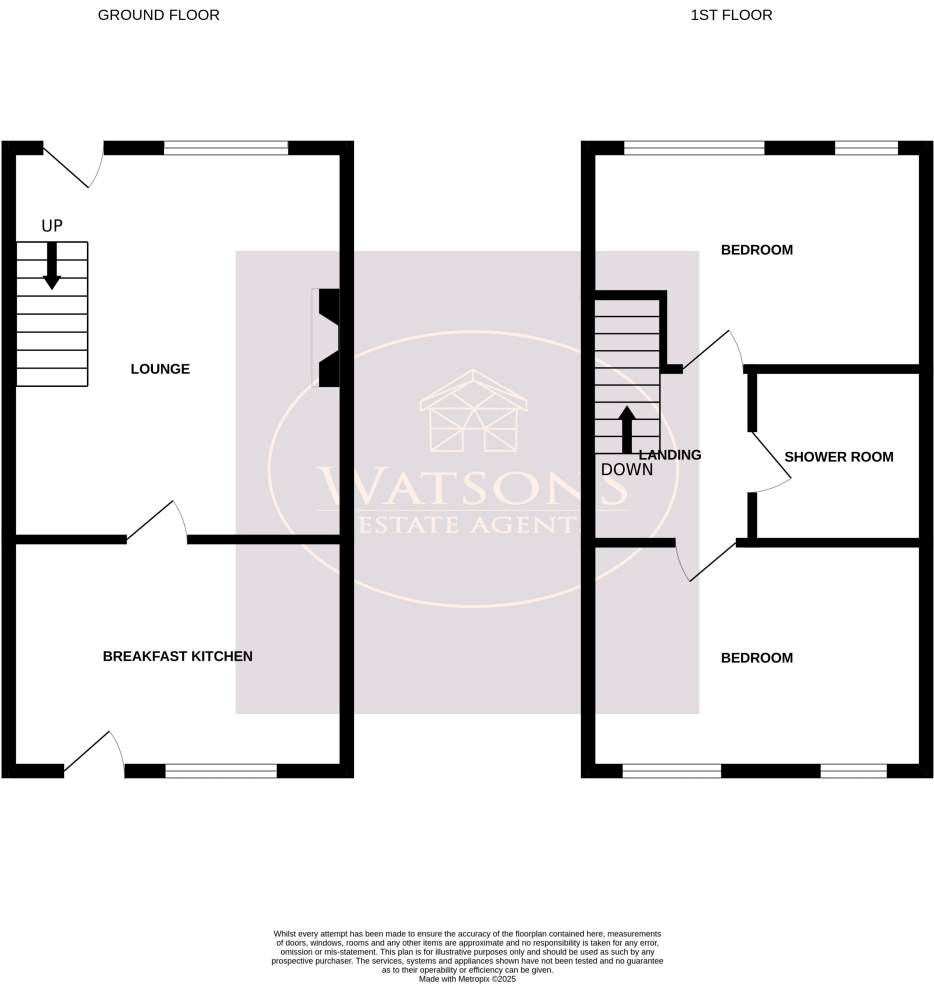
Ground Floor

Breakfast Kitchen

4.20m x 2.8m (13' 9" x 9' 2") A range of high gloss wall & base units, work surfaces incorporating a one & half bowl stainless steel sink & drainer unit. Integrated electric oven & induction hob with extractor over, plumbing for washing machine, space for an American style fridge freezer. Wall mounted Worcester Bosch combination boiler, radiator, tiled flooring, uPVC double glazed window to the front, uPVC double glazed entrance door and door to the lounge.

Lounge

4.93m x 4.20m (16' 2" x 13' 9") UPVC double glazed window to the rear, stairs to the first floor, radiator and door to the rear garden.



First Floor

Landing

Access to the attic and doors to both bedrooms and bathroom.

Bedroom 1

4.16m x 2.78m (13' 8" x 9' 1") 2 uPVC double glazed windows to the rear and radiator.

Bedroom 2

4.16m x 2.7m (13' 8" x 8' 10") 2 uPVC double glazed windows to the front and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and walk in shower. Chrome heated towel rail, ceiling spotlights, Minton tiled flooring and extractor fan.

Outside

The property sits in an elevated position with steps leading to the front door and a small gravel bed section. The rear garden offers a good level of privacy and consists of a lawn with shrub borders and a paved patio area. The garden is enclosed by timber fencing with gated access to the rear courtyard where you'll find a single garage located in a block.