

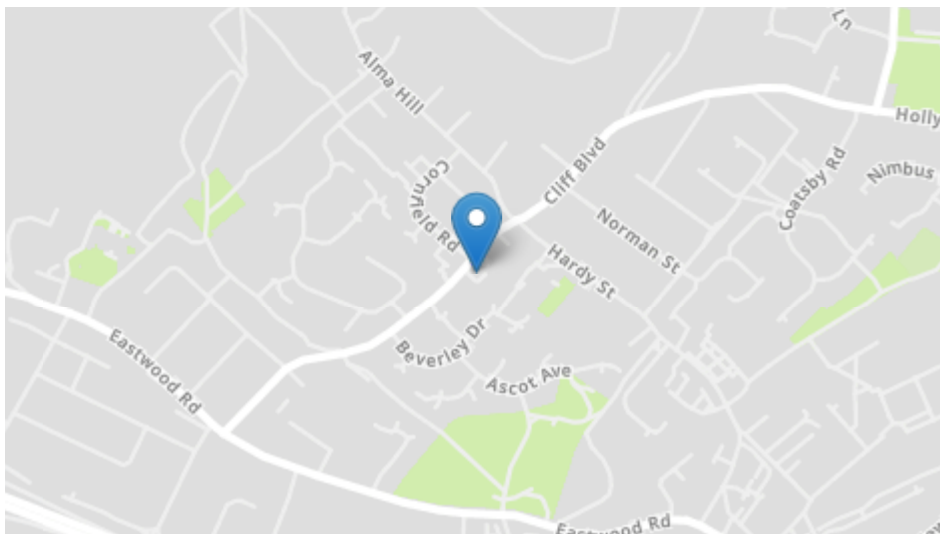
Maws Lane, Kimberley, NG16 2JE

Offers Over £250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- En Suite To Primary Bedroom
- Open Plan Lounge Diner
- Downstairs WC
- Favoured School Catchment
- Excellent Road & Public Transport Links
- Walking Distance To Kimberley Town Centre
- Off Road Parking & Garage
- 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 - 27935633

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.

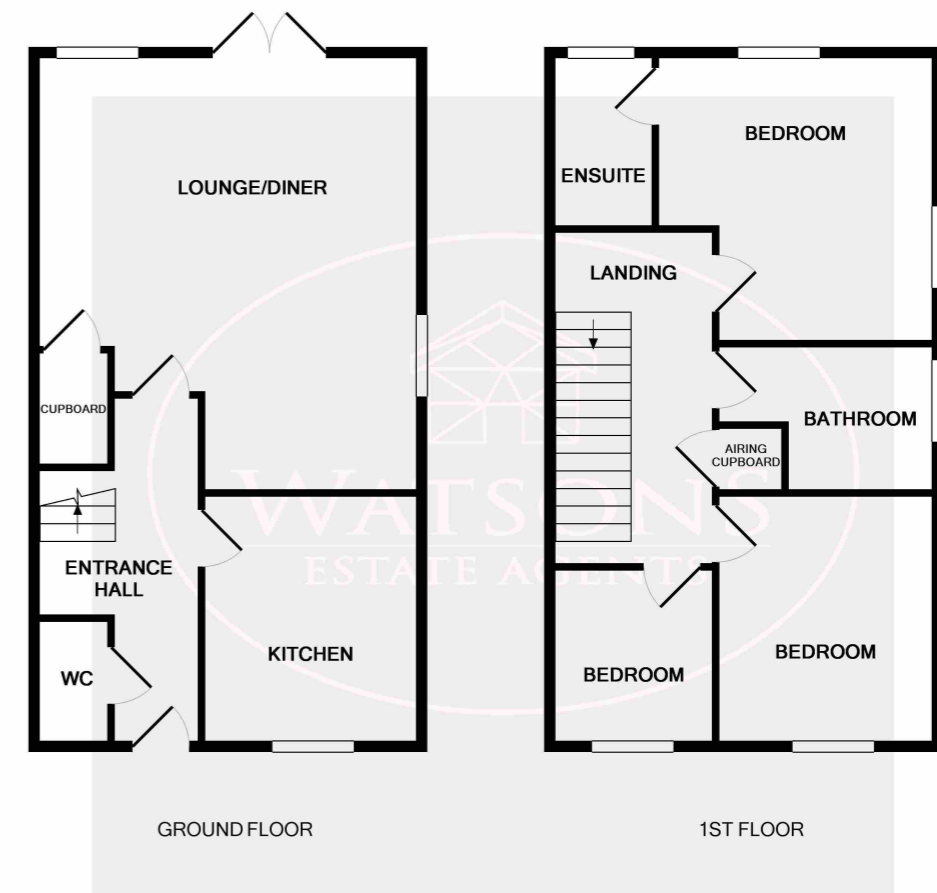


40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



WHAT 'MAW' COULD YOU WANT Having recently been refurbished, this delightful three bedroom semi-detached property comes with 3 years NHBC warranty remaining, along with off road parking, garage, downstairs wc and two bathrooms. A perfect first time buy. Briefly comprising entrance hallway, downstairs wc, kitchen, lounge/diner. To the first floor, three bedrooms, primary with en-suite, and family bathroom. Outside, to the front is a lawned garden area, and to the rear is a private garden, garage and rear access leading to off road parking. Located within walking distance to Kimberley town centre, nearby amenities include a convenience store and excellent road links to the surrounding towns. An excellent first time purchase, contact Watsons today to arrange your viewing.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR

Entrance Hall

Stairs leading to the first floor, radiator and doors to the WC, kitchen & lounge diner.

Downstairs WC

WC, vanity sink unit, chrome heated towel rail, extractor fan.

Kitchen

3.3m x 2.9m (10' 10" x 9' 6") A range of matching high gloss wall & base units, work surfaces incorporating an inset single stainless steel sink unit, drainer and mixer tap. Integrated appliances to include electric oven with gas hob and extractor fan, fridge freezer and dishwasher. Plumbing for washing machine, radiator and uPVC double glazed window to the front.

Lounge Diner

5.82m (reducing to 4.53) x 5.13m (19' 1" (reducing to 14'10) x 16' 10")UPVC double glazed French doors leading to the rear garden, uPVC double glazed window to the side and rear, under stairs storage cupboard, and 2 radiators.

FIRST FLOOR

Landing

Doors to bedrooms, bathroom and airing cupboard housing the combination boiler.

Primary Bedroom

3.9m x 3.6m (12' 10" x 11' 10") uPVC double glazed windows to the side and front, TV point, radiator and door to the en suite.

En Suite

3 piece suite in white suite comprising of tiled shower cubicle with mains mixer shower, sink and WC. Chrome heated towel rail and obscure uPVC double glazed window to the rear.

Bedroom 2

3.47m x 2.9m (11' 5" x 9' 6") uPVC double glazed window to the front, radiator, TV point. Wall to wall, floor to ceiling wardrobes.

Bedroom 3

2.3m x 2.13m (7' 7" x 7' 0") uPVC double glazed window to the front, over stair storage cupboard, radiator, TV point.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with rainfall effect shower over.Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

The front of the property is lawned with a picket fence border, outside tap and gated access to the side and rear. The rear garden consists of a paved patio seating area and pebble beds which are enclosed by timber fencing. There are 2 car parking spaces to the rear of the property access via Cornfield Road and double gates leading to a further enclosed parking space leading to the detached garage with up & over door and power.