

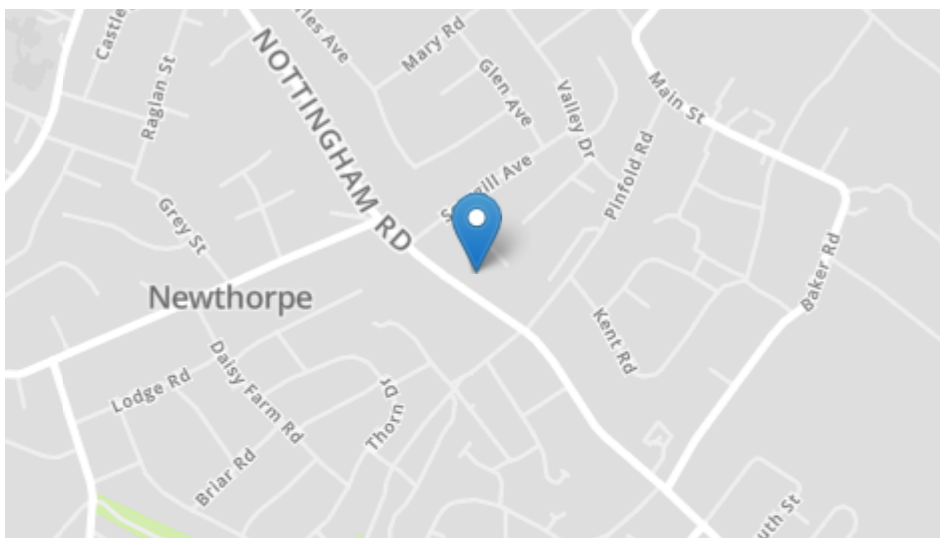
Nottingham Road, Newthorpe, NG16 2EB

£270,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(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	



- Extended Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Snug
- Downstairs WC
- First Floor Shower Room & Bathroom
- Driveway & Garage
- Excellent Road & Public Transport Links
- No Upward Chain

Our Seller says....

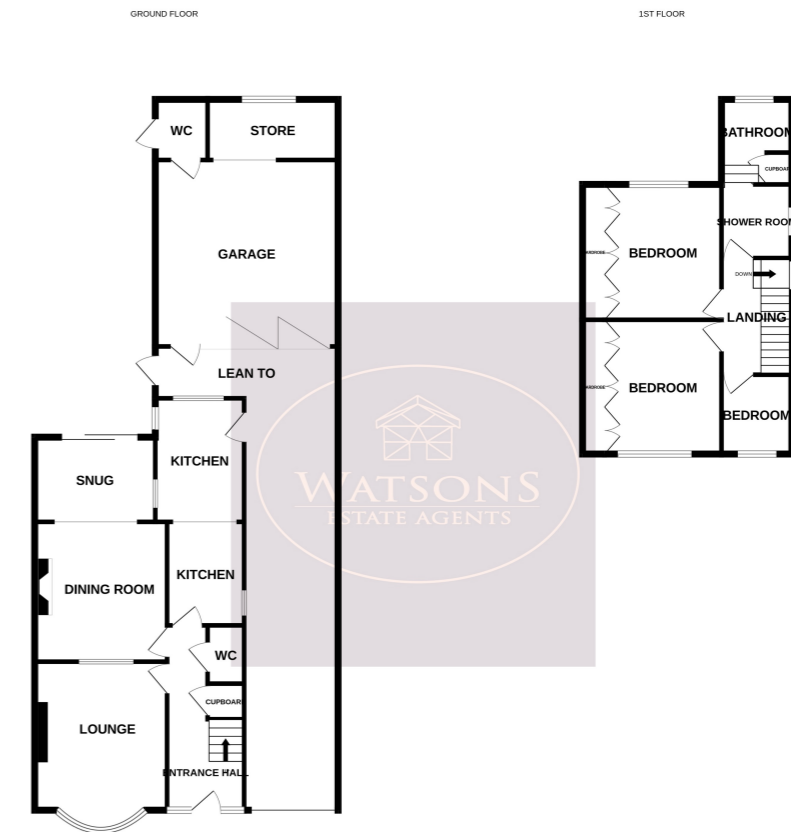
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27954155

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

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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. Made with Metshape 02/24

\*\*\* MAKE IT YOUR OWN \*\*\* This EXTENDED 3 bed detached home is one of those set back from the road with a great plot in the popular area of Newthorpe. With NO UPWARD CHAIN and ticking a lot of boxes for the price point, this is a great opportunity. The accommodation has been well maintained, but allow scope for modernisation which would add value, comprising in brief: entrance hallway, downstairs wc, lounge open plan to dining room and a snug which could be good space for people working from home, as well as a good size kitchen which could be knocked through to create a superb open plan area. Upstairs, the landing leads to the 3 bedrooms and family bathroom. There is an abundance of off street parking available to the front, secured by electric iron gates, whilst the rear garden enjoys a high level of privacy. To the rear of the garage is further space which could be used as another space for those who work from home, with access to a wc there too. This location has easy access to a wealth of shops & amenities, as well as great transport links with a regular bus service and the A610 & M1 motorway not far. Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

Composite door to the front, stairs to the first floor, understairs storage, wood effect laminate flooring and doors to the WC, lounge, kitchen and dining room.

### WC

Obscured uPVC double glazed window to the side, concealed cistern WC, vanity sink unit.

### Lounge

3.86m x 3.42m (12' 8" x 11' 3") UPVC double glazed bay window to the front, radiator and Parquet tiled flooring.

### Dining Room

3.64m x 3.43m (11' 11" x 11' 3") Real flame gas fire, radiator and open to the snug.

### Snug

3.08m x 2.27m (10' 1" x 7' 5") Wood effect laminate flooring, radiator and aluminium sliding patio doors to the rear.

### Kitchen

5.82m x 2.1m (19' 1" x 6' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, serving hatch to the dining room, extractor fan, radiator, uPVC double glazed window to the rear, 2 uPVC double glazed windows to the side and door to the side leading to the lean to with electric roll up door to the front, polycarbonate roof and door to the garage.

## First Floor

### Landing

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

### Bedroom 1

3.5m x 3.16m (11' 6" x 10' 4") UPVC double glazed window to the rear, a range of fitted furniture and radiator.

### Bedroom 2

3.59m x 3.48m (11' 9" x 11' 5") UPVC double glazed window to the front, a range of fitted furniture and radiator.

### Bedroom 3

2.07m x 1.87m (6' 9" x 6' 2") UPVC double glazed window to the front and radiator.

### Shower Room

Wall mounted sink and shower cubicle. Door to the bathroom.

### Bathroom

3 piece suite comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear, airing cupboard housing the combination boiler and radiator.

### Outside

To the front of the property is a tarmac driveway providing off road parking leading to the carport with electric roll up door. The driveway is enclosed by timber fencing to the perimeter with electric wrought iron gates to the front. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, flower bed borders with a range of plants & shrubs. Door to the garage measuring 5.66m x 4.17m with electric roll up door and power. The garage includes additional storage space and WC. The garden is enclosed by timber fencing to the perimeter with gated access to the side.