

Lawrence Avenue, Awsworth, NG16 2SN

Offers Over £230,000



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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			
		64	82
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 27280763

Our Seller says....

- Detached Bungalow
- 3 Bedrooms
- Open Plan Lounge Diner
- Low Maintenance Rear Garden
- Driveway & Garage
- Popular Residential Location
- Well Presented Throughout
- Short Drive To Eastwood, Kimberley & Ilkeston

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



*** YOUR FOREVER HOME? *** You will find this 3 bedrooms detached bungalow superbly presented throughout which means this is quite a rare opportunity to move into your forever home with little fuss. Located in the popular village of Awsworth, there are some shops within walking distance, whilst the nearby towns of Eastwood, Kimberley & Ilkeston are just a short drive away. In brief, the accommodation comprises: open plan lounge diner, modern fitted kitchen, three bedrooms (2 doubles) and bathroom. Outside, the off street parking provision is a great feature of this bungalow as a lengthy driveway alongside (double width to the front) provides space for multiple vehicles. The modest rear garden is requires very little maintenance and is enclosed by timber fencing to both sides. Call our sales team now to arrange your viewing.

Lounge Diner

5.68m x 2.49m (3.44m max) (18' 8" x 8' 2") UPVC double glazed window to the front & 2 uPVC double glazed windows to the side, Inglenook fireplace with inset space for multi fuel burner and radiator.

Kitchen

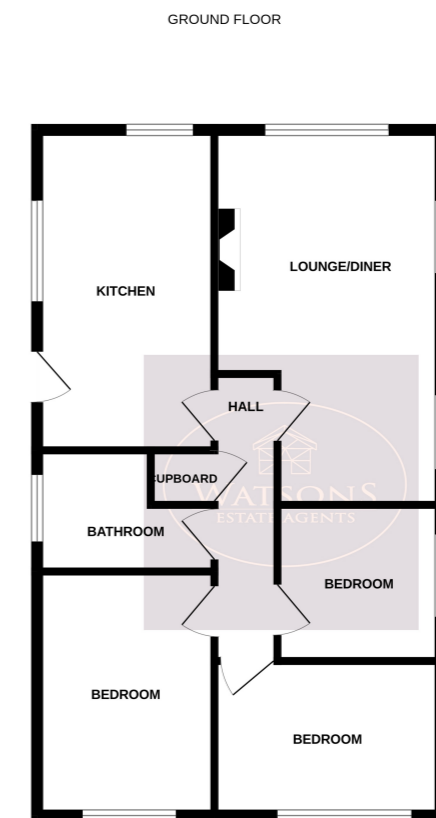
5.14m x 2.7m (16' 10" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven, 5 ring gas hob with extractor over and microwave. Plumbing for washing machine & dishwasher. UPVC double glazed windows to the side & front, integrated combination boiler, radiator, door to the side and door to the inner hall.

Bedroom 1

3.74m x 2.74m (12' 3" x 9' 0") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.39m x 2.79m (11' 1" x 9' 2") UPVC double glazed window to the rear and radiator.



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 3

2.5m x 2.35m (8' 2" x 7' 9") UPVC double glazed window to the side and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Chrome heated towel rail, obscured uPVC double glazed window to the side and extractor fan.

Outside

To the front of the property are sectioned gravel beds. A concrete driveway provides off road parking for multiple vehicles and leads to the single garage with up & over door. The garden is enclosed by wall to the perimeter. The low maintenance rear garden comprises an artificial lawn, flower bed borders with a range of plants & shrubs, timber built shed, insulated and with power. Door to the rear of the garage giving access to further storage space. The garden is enclosed by timber fencing to the perimeter with gated access to both sides.