

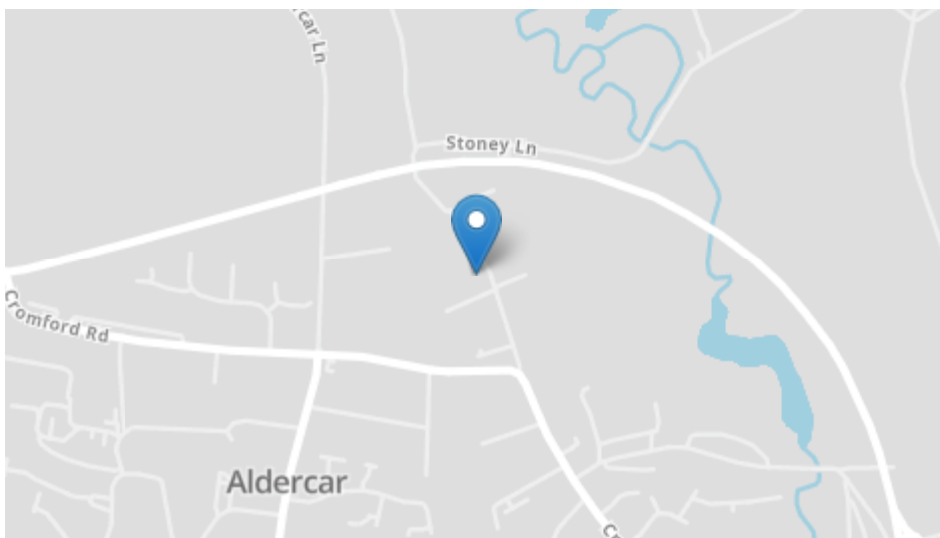
Plumtre Road, Langley Mill, NG16 4EZ

£175,000



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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>	61	
(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	



- Semi Detached House
- 3 Bedroom
- 2 Reception Rooms
- Off Road Parking
- Private West Facing Garden
- Ease Of Access To A610
- 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 - 26674443

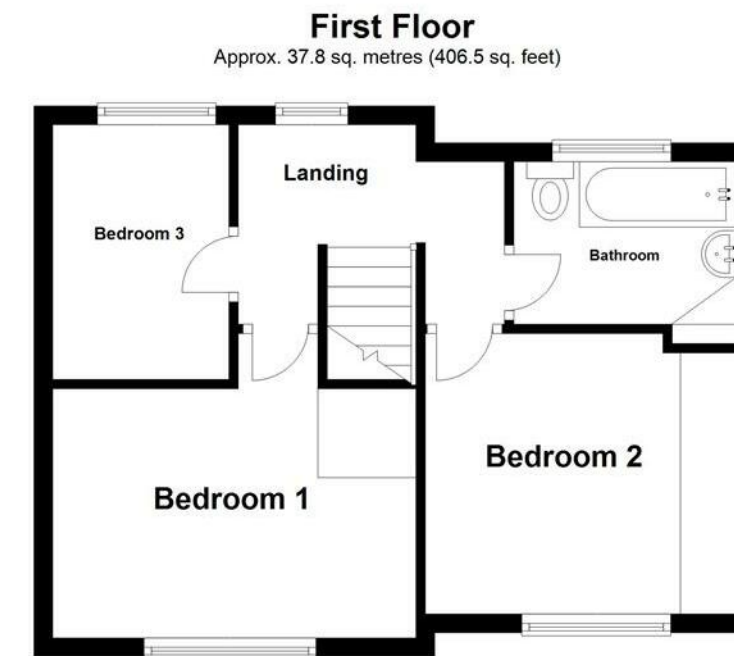
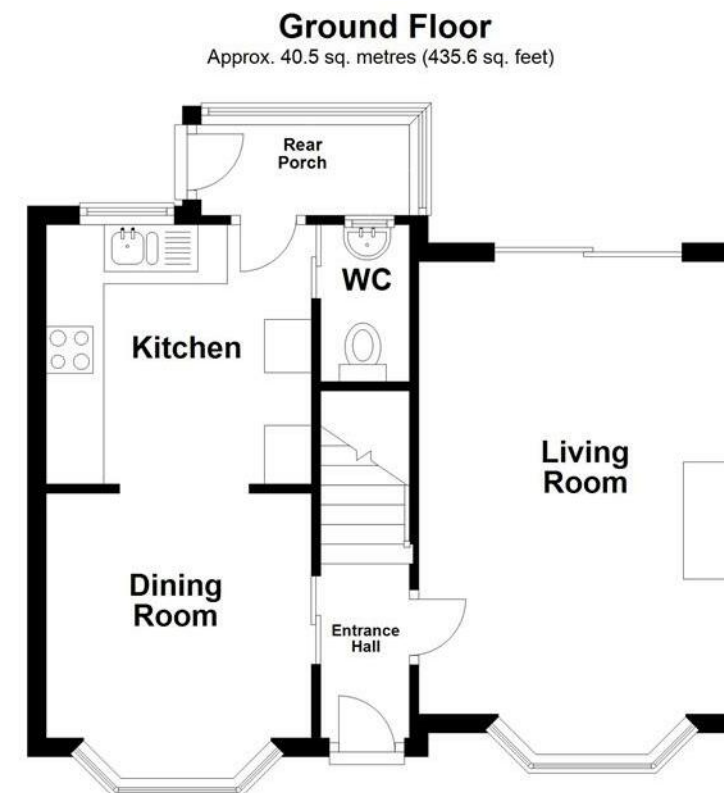
Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations 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





Total area: approx. 78.2 sq. metres (842.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
Plan produced using PlanUp.

\*\*\* MAKE IT YOUR OWN \*\*\* Put your own stamp on this deceptively spacious CHAIN FREE semi detached property. With tons of potential both inside and out, the options are endless! Accommodation to the ground floor in brief comprises; entrance hallway, lounge, open plan dining kitchen, ground floor WC and rear porch. To the first floor there are three bedrooms and bathroom. Externally, there is a good size west facing rear garden along with ample off road parking at the front. Plumtre Road is located within close proximity of local shops, public services and amenities of both Langley Mill & Heanor Town Centre. Transport links include regular buses with routes to various destinations including Nottingham & Derby. This property has everything going for it, we HIGHLY RECOMMEND a viewing! Call our team today!

#### Ground Floor

##### Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, wood effect laminate flooring and doors to the lounge & dining room.

##### Lounge

4.84m x 3.35m (15' 11" x 11' 0") UPVC double glazed window to the front, radiator, wood effect laminate flooring, wooden fire place surround and sliding patio doors to the rear garden.

##### Dining Room

2.84m x 2.6m (9' 4" x 8' 6") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring and archway through to the kitchen.

##### Kitchen

2.81m x 2.69m (9' 3" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. UPVC double glazed window to the rear, door to the rear porch and door to the WC.

##### WC

WC and obscured uPVC double glazed window to the rear.

##### Rear Porch

Plumbing for washing machine and door to the rear garden.

#### First Floor

##### Landing

UPVC double glazed window to the rear, access to the attic, radiator and doors to all bedrooms and bathroom.

##### Bedroom 1

3.85m x 2.8m (12' 8" x 9' 2") Wooden double glazed window to the front and radiator.

##### Bedroom 2

3.4m to the wall x 3.0m (11' 2" x 9' 10") Wooden double glazed window to the front and radiator.

##### Bedroom 3

2.59m x 1.88m (8' 6" x 6' 2") Wood single glazed window to the rear, a range of fitted furniture and radiator.

##### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail, airing cupboard housing the combination boiler and obscured wooden double glazed window to the rear.

##### Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A concrete driveway running alongside the property provides ample off road park. The West facing rear garden offers a good level of privacy and comprises a concrete patio, timber decking with feature fish pond, turfed lawn and flower bed borders with a range of plants & shrubs. Other features include 2 timber built sheds. The garden is enclosed by timber fencing to the perimeter with gated access to the side.