

Swingate, Kimberley, NG16 2PH

Guide Price £190,000



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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 - 29088075



- End Terrace Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Utility Room
- Off Road Parking
- Private West Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transports Links

Our Seller says....

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



*** GUIDE PRICE £190,000 - £200,000 *** A PLACE TO CALL HOME *** This cosy, character home, ideally located in close proximity to Kimberley town centre, in the popular Swingate area, is perfect for first time buyers or those looking to downsize. Deceptively spacious, features include two reception rooms, a utility, and a generous rear garden. Briefly comprising; lounge, dining room, kitchen, utility. To the first floor, three bedrooms and bathroom. Outside, a mature and generous rear garden, perfect for entertaining. Swingate offers buyers the best of both worlds, with countryside walks on your doorstep, while the town centre is also in walking distance, along with favoured schools and transport links. Contact Watsons to arrange a viewing and avoid disappointment.

Ground Floor

Lounge

4.71m x 3.83m (15' 5" x 12' 7") UPVC double glazed window to the front, brick built fire place with inset space for fire, wood effect laminate flooring, feature ceiling beams, radiator and open to the dining room.

Dining Room

3.84m x 3.69m (12' 7" x 12' 1") UPVC double glazed window to the rear, radiator, stairs to the first floor, wood effect laminate flooring and open to the kitchen.

Kitchen

4.912m x 2.19m (16' 1" x 7' 2") A range of matching wall & base units, work surface incorporating and sink & drainer unit. Integrated electric cooker & gas hob with extractor over. Tiled flooring, uPVC double glazed window to the side, radiator and open to the utility room.

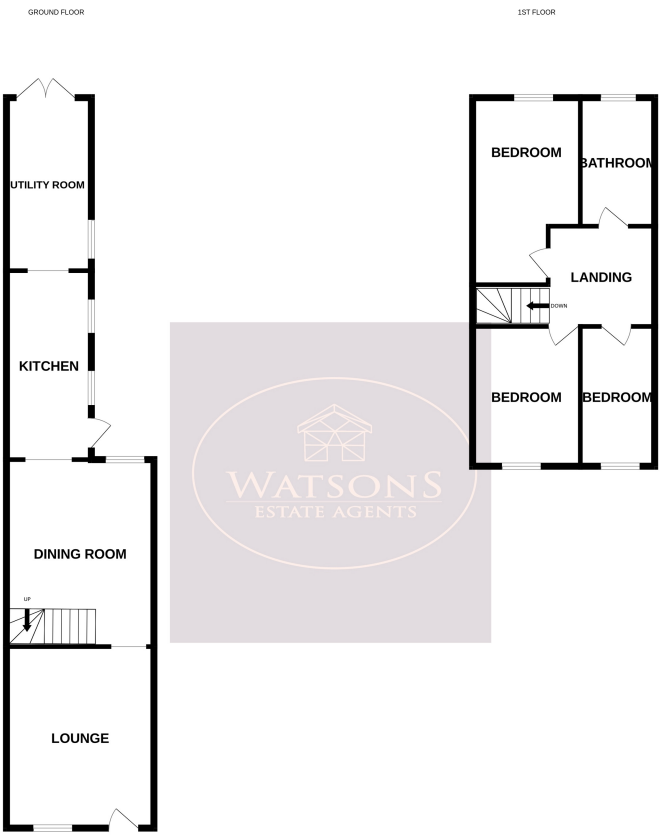
Utility Room

5.62m x 2.13m (18' 5" x 7' 0") A range of matching wall & base units, uPVC double glazed window to the side, wood effect laminate flooring, plumbing for washing machine and French doors to the rear garden.

First Floor

Landing

Doors to all bedrooms and bathroom.



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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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Bedroom 1

4.93m x 2.74m (16' 2" x 9' 0") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.47m x 2.74m (11' 5" x 9' 0") UPVC double glazed window to the front and radiator.

Bedroom 3

3.69m x 1.95m (12' 1" x 6' 5") UPVC double glazed window to the front, radiator and access to the attic (fully boarded).

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and corner bath with shower over. Obscured uPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Outside

To the front of the property a brick paved driveway provides ample off road parking. The West facing rear garden offers a good level of privacy and comprises a paved patio, steps up to a gravel seating area, a generous turfed lawn, 2 timber built sheds. To the bottom of the garden with picket fencing is a paved patio seating area with gravel borders. The garden is enclosed by wall and timber fencing to the perimeter with gated access to the rear garden.