

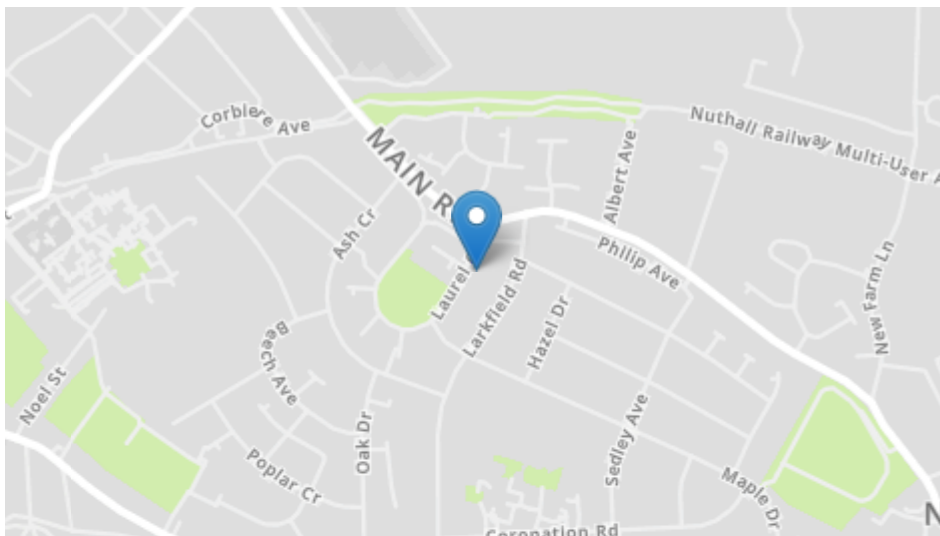
Laurel Crescent, Nuthall, NG16 1EW

Offers Over £170,000



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



- Semi Detached House
- 3 Bedrooms
- Breakfast Kitchen
- Downstairs WC & Bathroom
- Utility Room
- Driveway & Garage
- Popular Location
- Walking Distance To Kimberley Town Centre
- 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 - 27840665

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



\*\*\* NOT TO BE MISSED\*\*\* \*\* IN NEED OF SOME MODERNISATION \*\* On a quiet crescent in the ever popular Larkfields area of Nuthall, this 3 bedroom semi detached home is offered for sale with NO UPWARD CHAIN. The accommodation includes: entrance hall, lounge, breakfast kitchen, downstairs bathroom & WC and utility room. To the first floor are 3 good size bedrooms. Outside is a driveway, garage and generous rear garden with outside store. Further benefits include being just a short drive from the M1 and within walking distance of all the shops, amenities and public transport of Kimberley Town Centre. To book a viewing call Watsons 8am-8pm (7 days) on 01159385577.

## First Floor

### Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor and doors to the lounge, breakfast kitchen and downstairs bathroom.

### Lounge

4.99m x 3.90m (16' 4" x 12' 10") UPVC double glazed windows to the front & rear, brick built fire place with inset gas fire, radiator.

### Breakfast Kitchen

4.11m (3.28m min) x 3.22m (13' 6" x 10' 7") A range of matching wall & base units, work surfaces incorporating and inset sink & drainer unit. Space for cooker, under stairs storage, radiator, uPVC double glazed window to the rear, walk in pantry and door to the side leading to the rear lobby.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the front and radiator.

### Rear Lobby

Doors to the WC, utility and door to the side.

### WC

WC and obscured uPVC double glazed window to the side.

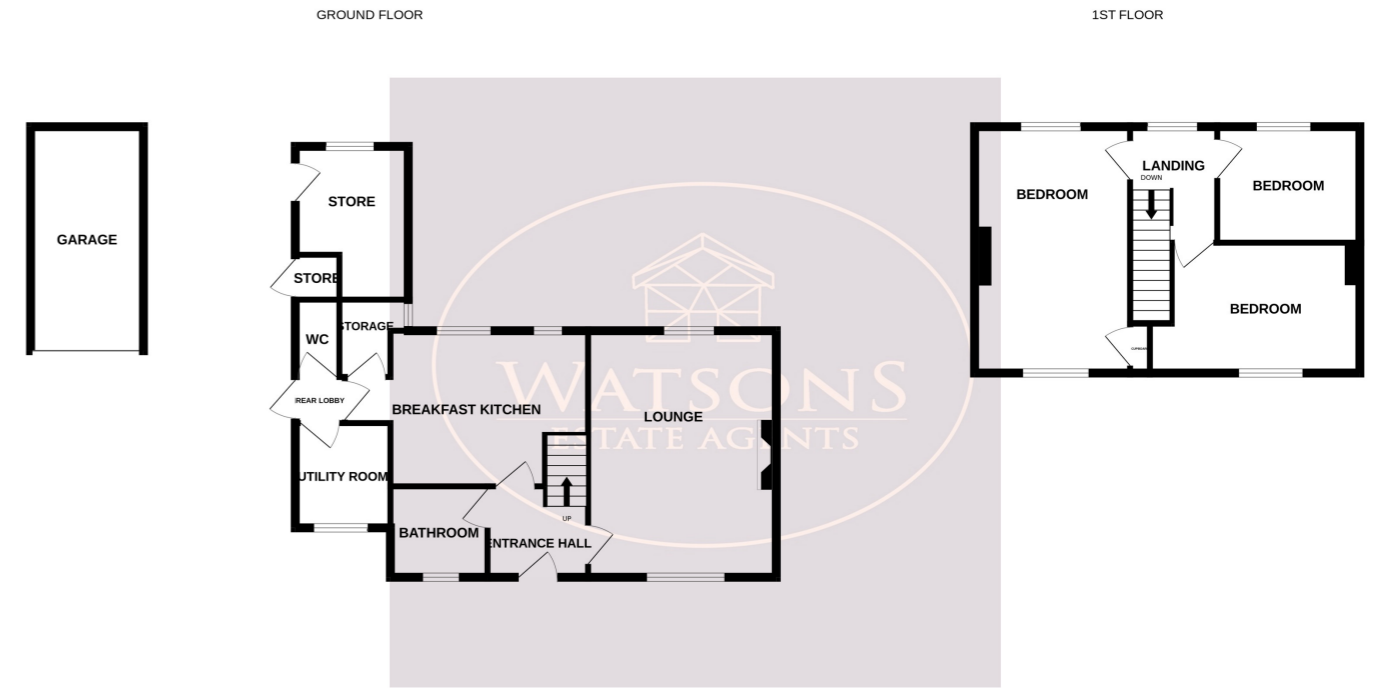
### Utility Room

2.12m x 1.88m (6' 11" x 6' 2") Obscured uPVC double glazed window to the side, work surfaces incorporating an inset stainless steel sink & drainer unit. Wall mounted combination boiler and plumbing for washing machine.

## First Floor

### Landing

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



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 1

5.0m x 3.16m (16' 5" x 10' 4") UPVC double glazed windows to the front & rear, built in wardrobe and radiator.

### Bedroom 2

3.41m (4.17m max) x 2.68m (11' 2" x 8' 10") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.85m x 2.22m (9' 4" x 7' 3") UPVC double glazed window to the rear and radiator.

### Outside

To the front of the property is a turfed lawn, a tarmac driveway running alongside the property provides ample off road parking leading to the garage. The front is enclosed by hedge and timber fencing to the perimeter and is secured by wrought iron gates to the front. The rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and outside store measuring 3.10m x 2.28m. The garden is enclosed by timber fencing to the perimeter.