

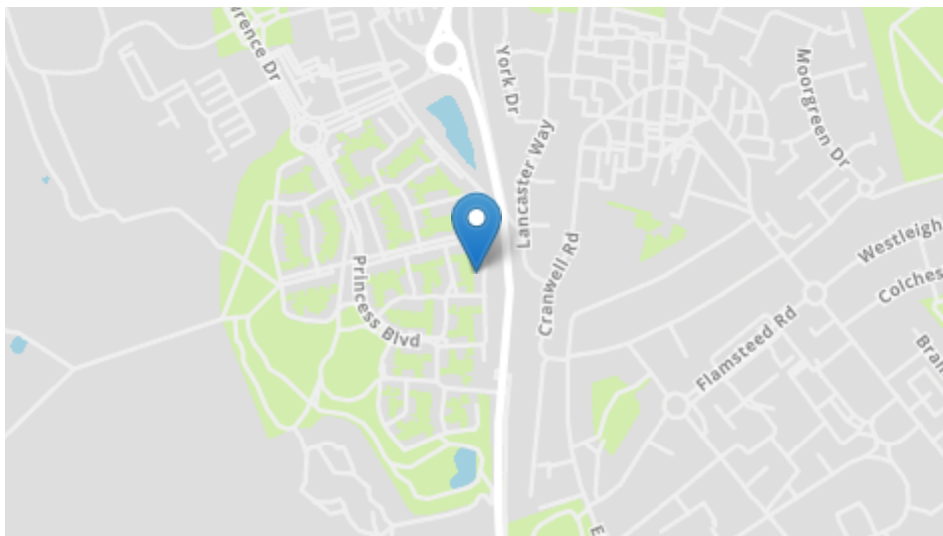
Nethermere Lane, NG8 6FA

Offers Over £300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Semi Detached Home
- 3/4 Bedrooms
- Open Plan Dining Kitchen & Family area
- Downstairs WC
- En Suite & Family Bathroom
- Driveway & Separate Garage
- Enclosed West Facing Rear Garden
- West Facing Rear Garden
- Ease of Access to A610 & M1
- 2 Year NHBC Certificate

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 - 27290152

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



*** SUPERB SEMI *** This semi detached home on the desirable 'Belfry' estate lies close to the border with Nuthall. With versatile accommodation over 3 floors providing 3 DOUBLE bedrooms, downstairs WC, en suite & a great open plan dining kitchen, this is perfect for today's modern family. There are beautiful countryside walks on the doorstep and families will particularly appreciate the favoured school catchments. The accommodation in brief comprises: entrance hall, WC, open plan dining kitchen/family area & study to the ground floor. Bedrooms 1 (with en suite) & lounge are on the first floor and the second floor has bedrooms 2 & 3 along with the family bathroom, so there are wash facilities on every floor. The enclosed rear garden requires very little maintenance and is West-facing so great to enjoy the summer sun. A tarmac driveway alongside the property provides good off street parking leading to the separate garage and the frontal outlook is particularly appealing. The M1 motorway & Tram Park & Ride are only a few minutes drive away and Nottingham City Centre is also only 15 minutes away. The location is served by a bus service, supermarket and pub/restaurant all within walking distance. Call our sales team now to arrange a viewing.***

Ground Floor

Entrance Hall

Composite entrance door to the front, built in storage cupboard/cloakroom housing the combination boiler, radiator, stairs to the first floor and door to the dining kitchen/family area, study and WC.

WC

WC, pedestal sink unit, radiator and extractor fan.

Dining Kitchen

3.24m x 2.9m (10' 8" x 9' 6") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven, gas hob with extractor over, fridge freezer, washing machine and dishwasher. Radiator, ceiling spotlights and open to the family area.

Family Area

4.93m into the bay x 3.95m (16' 2" x 13' 0") UPVC double glazed bay with French doors to the rear garden, radiator and under stairs storage.

Study

2.82m x 1.86m (9' 3" x 6' 1") UPVC double glazed window to the front and radiator.

First Floor

Landing

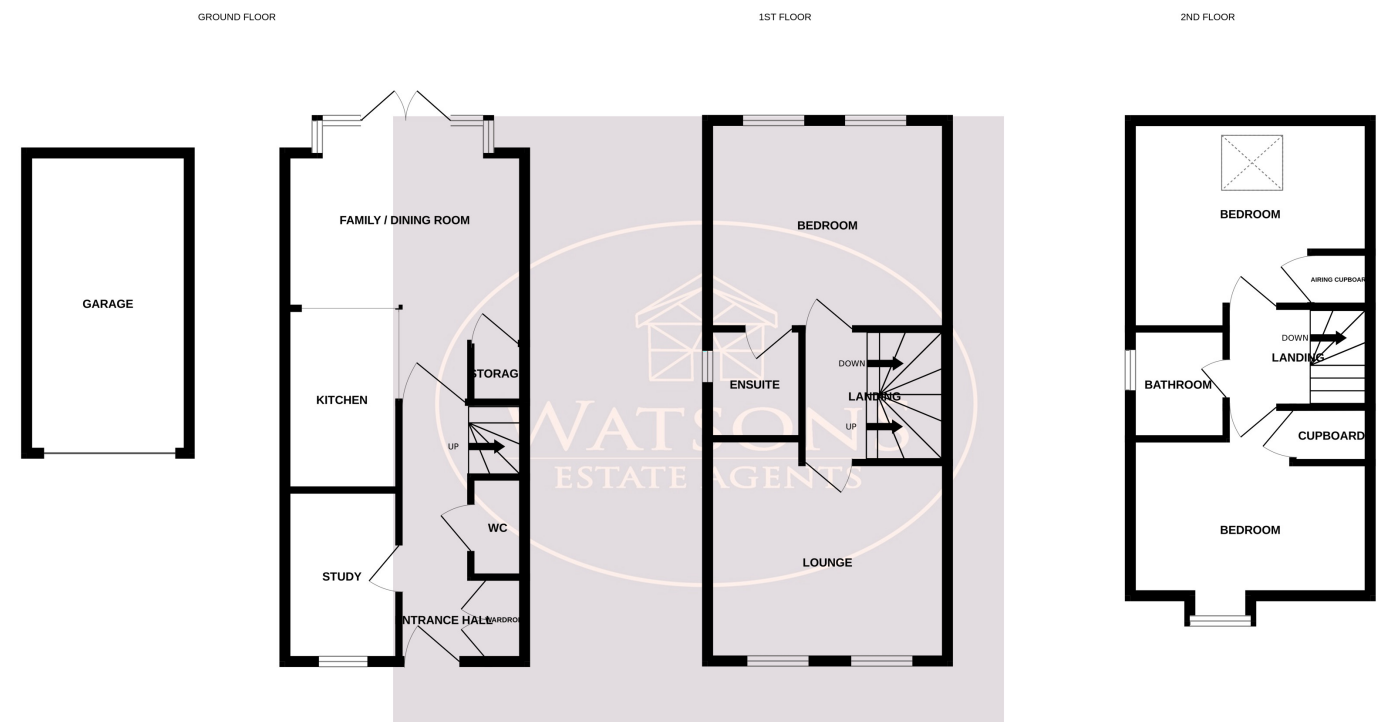
Radiator and doors to the primary bedroom and bedroom 2/lounge.

Primary Bedroom

3.99m x 3.03m (13' 1" x 9' 11") 2 uPVC double glazed windows to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower. Radiator and obscured uPVC double glazed window to the side.



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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Lounge

3.95m x 3.3m (3.64m max) (13' 0" x 10' 10") 2 uPVC double glazed windows to the front and radiator.

Second Floor

Landing 2

Radiator and doors to bedrooms 3 & 4 and bathroom.

Bedroom 2

4.02m max x 2.73m max (13' 2" x 8' 11") Cupboard housing the boiler, access to the attic, velux window and radiator.

Bedroom 3

3.92m x 2.64m (12' 10" x 8' 8") 2 uPVC double glazed windows to the front, built in wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Radiator, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property are gravel borders with wrought iron fencing to the front. Running alongside the property, a tarmac driveway provides off road parking leading to the separate garage with up & over door and power. The West facing rear garden comprises a paved patio, raised railway sleep borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.