

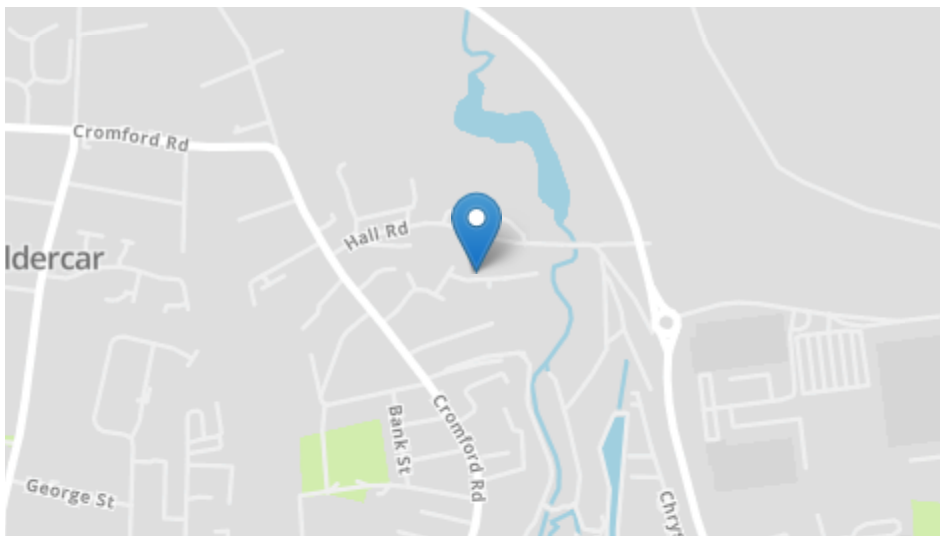
Crabapple Drive, Langley Mill, NG16 4JE

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



- End Terrace Home
- 2 Bedrooms
- Fitted Kitchen
- Lounge
- Driveway
- Low Maintenance Rear Garden
- Easy Access To A610 & M1 Motorway
- No 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 - 27898913

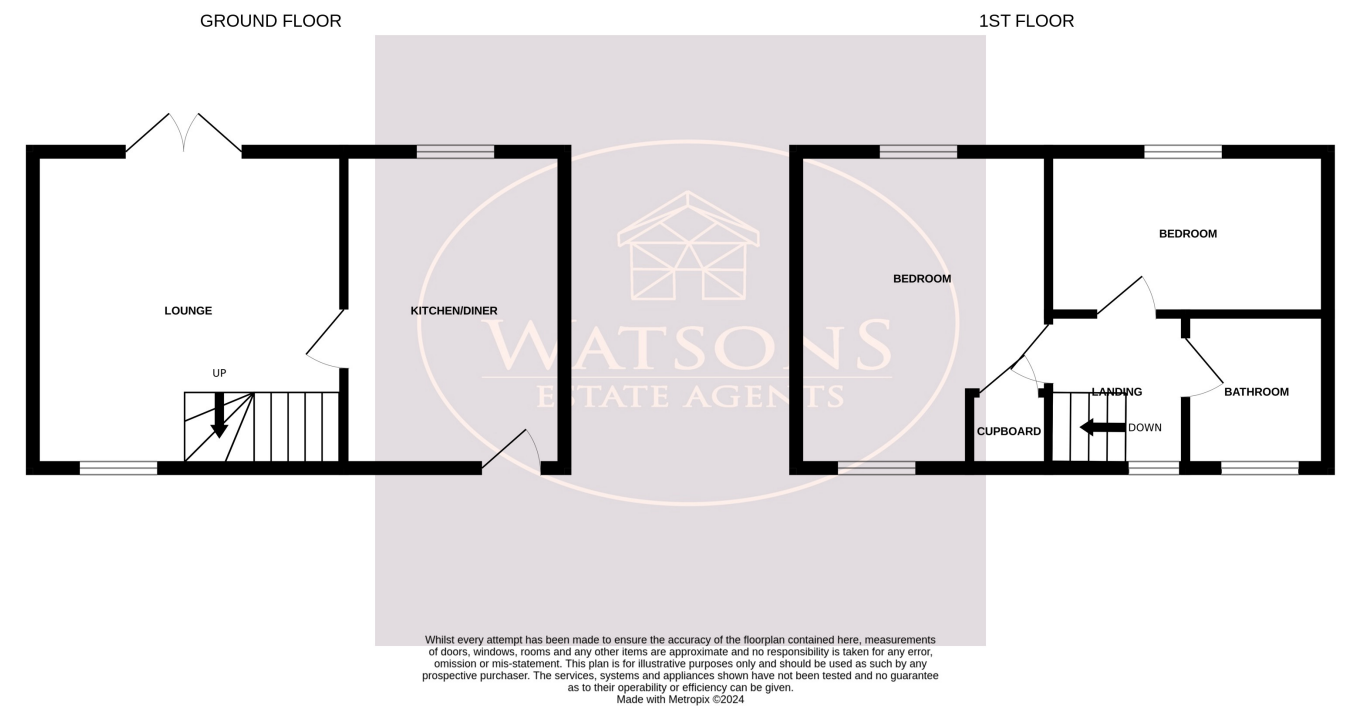
Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations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





\*\*\* INVESTORS AND BUYERS GET READY! \*\*\* \*\*\* NO CHAIN \*\*\* This fabulous modern 2 bedroom home needs absolutely nothing doing to it, is presented to a very high standard and ready to move to into and will make an extremely stylish and comfortable home for one lucky buyer! Located on a modern development within a quiet cul-de-sac close to many amenities the property benefits from a private driveway and garden to rear, light and airy living space with 2 double bedrooms, spacious living room and a fitted kitchen diner. An internal inspection is essential to fully appreciate this lovely home, so call us today to book your viewing!

## Ground Floor

### Dining Kitchen

A range of matching wall & base units with work surfaces incorporating a 1.5 bowl stainless steel sink & drainer unit, 4 ring gas hob with extractor over, integrated electric oven, plumbing for washing machine, ceiling spotlights, radiator, wall mounted combination boiler, door to lounge, uPVC double glazed window to the rear, composite entrance door to the front.

### Lounge

4.09m x 4.02m (13' 5" x 13' 2") UPVC double glazed window to the front, French doors to the rear garden, radiators, understairs storage and stairs to the first floor.

## First Floor

### Landing

Doors to both bedrooms and the bathroom, access to the loft, uPVC double glazed window to the front.

### Bedroom 1

4.1m x 3.1m (13' 5" x 10' 2") Dual aspect room with uPVC double glazed windows to the front & rear, radiator and built in storage cupboard.

### Bedroom 2

3.6m x 2.08m (11' 10" x 6' 10") UPVC double glazed window to the rear and radiator.

### Bathroom

White 3 piece suite comprising of WC, pedestal sink and panelled bath with mains fed shower over. Ceiling spotlights, radiator and obscured uPVC double glazed window to the front.

### Outside

To the front of the property is a tarmac driveway and paved path leading to the front door. The low maintenance rear garden is enclosed by timber fences with gated access to the side, paved patio area with pathway leading to a timber shed and raised artificial grass area.