

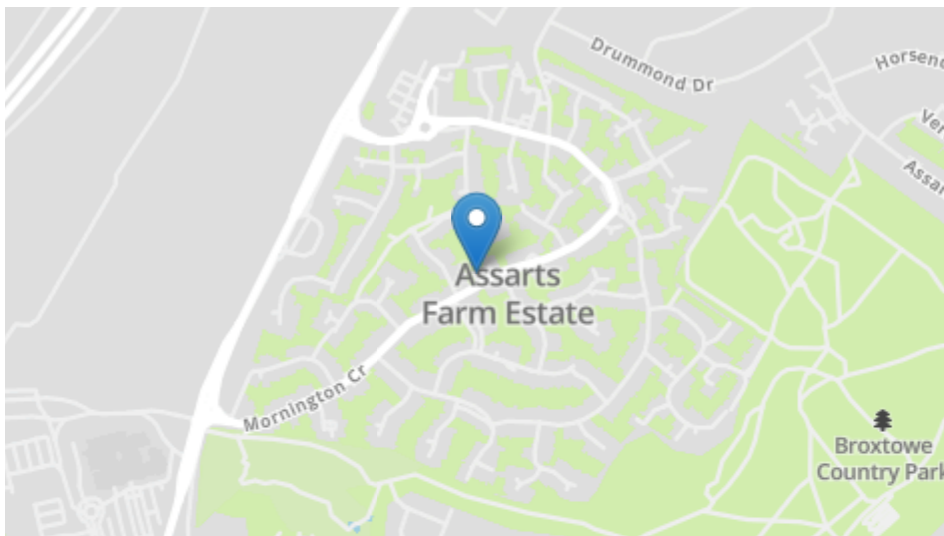
Mornington Crescent, Nuthall, NG16 1QQ

Offers Over £360,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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	



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 - 27418528

Our Seller says....

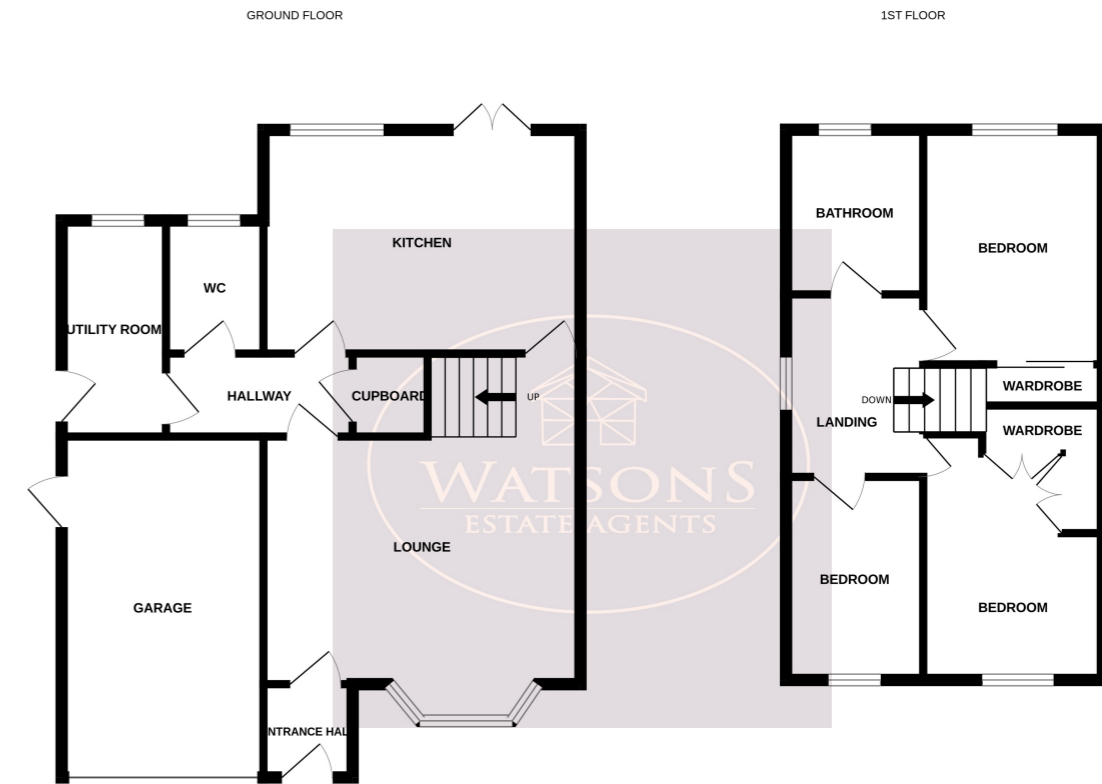
- Detached Family Home
- 4 Bedrooms
- Modern Dining Kitchen
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Conservatory
- Off Road Parking & Garage
- Ease Of Access To A610 & M1

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
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 8am-8pm - 7days



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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*** MORNINGTON MAGIC! *** This is a fine example of a family home in this ever popular area of Nuthall. With 4 bedrooms (3 DOUBLE) and ticking boxes including downstairs wc, utility room and en suite, we feel this represents a great opportunity to for families looking for a great location. The accommodation has been very well maintained and comprises in brief: entrance hall, lounge, inner hall to dining kitchen, utility room, downstairs wc, conservatory, upstairs landing to the 4 bedrooms and family bathroom. Outside, there is good off street parking to the front with a tarmac driveway & garage, whilst the appealing lawned rear provides a blank canvas for the buyer to adapt if they wish. The well regarded Mornington Primary School is within walking distance and there is a bus service to The Kimberley School. The location also gives easy access to the Tram Park & Ride and M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front and door to the lounge.

Lounge

4.62m x 4.61m (15' 2" x 15' 1") UPVC double glazed bay window to the front, radiator, stairs to the first floor, wooden flooring, radiator and doors to the dining kitchen & inner hall.

Inner Hall

Doors to the lounge, dining kitchen, WC and utility room.

Dining Kitchen

4.63m x 3.18m (15' 2" x 10' 5") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, integrated dishwasher, breakfast bar. Laminate flooring, ceiling spotlights, radiator, uPVC double glazed window to the rear and uPVC double glazed French doors leading to the conservatory.

WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the rear.

Utility Room

Plumbing for washing machine & dryer, Worcester Bosch boiler, radiator, uPVC double glazed window to the rear and door to the side.

Conservatory

4.31m x 3.43m (14' 2" x 11' 3") Brick & uPVC double glazed construction, laminate flooring, radiator and French doors to the rear garden.

First Floor

Landing

Doors to all bedrooms and bathroom.

Primary Bedroom

4.2m x 2.38m (13' 9" x 7' 10") UPVC double glazed window to the front, radiator, wood effect laminate flooring and door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail,. ceiling spotlights, wood effect laminate flooring and obscured uPVC double glazed window to the rear.

Bedroom 2

3.69m x 2.84m (12' 1" x 9' 4") UPVC double glazed window to the rear, storage cupboard, radiator and wood effect laminate flooring.

Bedroom 3

3.58m (4.11m max) x 2.55m plus recess(11' 9" x 8' 4") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 4

2.75m x 1.99m (9' 0" x 6' 6") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over, Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a small lawn with flower bed borders. A tarmac driveway provides ample off road parking and leads to the garage with up & over door and power. The rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.