

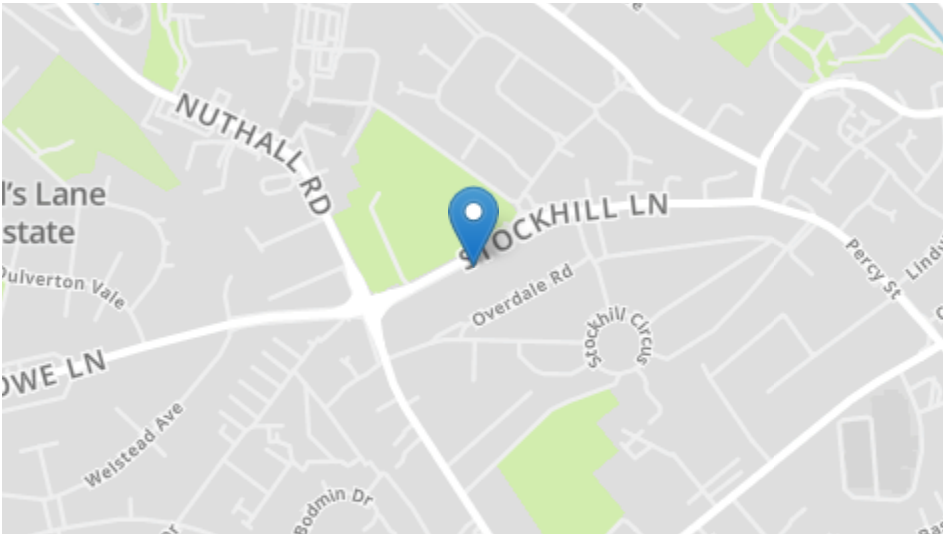
Stockhill Lane, NG6 0LP

Offers Over £200,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	81
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Downstairs Shower Room
- Modern Dining Kitchen
- South Facing Rear Garden
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City 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 - 29628615

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



*** IT WOULD BE WISE TO TAKE 'STOCK' OF THIS PROPERTY *** Located within easy access of Nottingham City Centre and excellent transport links is this generously proportioned three bedroom semi-detached property, brought to the market with no upward chain, and in 'ready to move in' condition. Features include a spacious lounge, open plan dining kitchen, and a good sized south-facing rear garden. Briefly comprising; entrance hallway, shower room, lounge, open plan dining/kitchen. To the first floor, three spacious bedrooms. Outside, to the rear is a private and south-facing rear garden. Located in this popular location, there are a range of amenities close by, along with superb transport links including bus and tram, along with the A610 which provides easy access to Nottingham. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the side, stairs to the first floor, wood effect laminate flooring and doors to the lounge and shower room.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and walk in shower with mains fed shower over. Storage cupboard, chrome heated towel rail, ceiling spotlights and tiled flooring. Obscured uPVC double glazed window to the side.

Lounge

4.46m x 3.83m (14' 8" x 12' 7") UPVC double glazed window to the front and radiator. Wood effect laminate flooring, feature fire place with wooden surround and inset space for fire. Open to the dining kitchen.

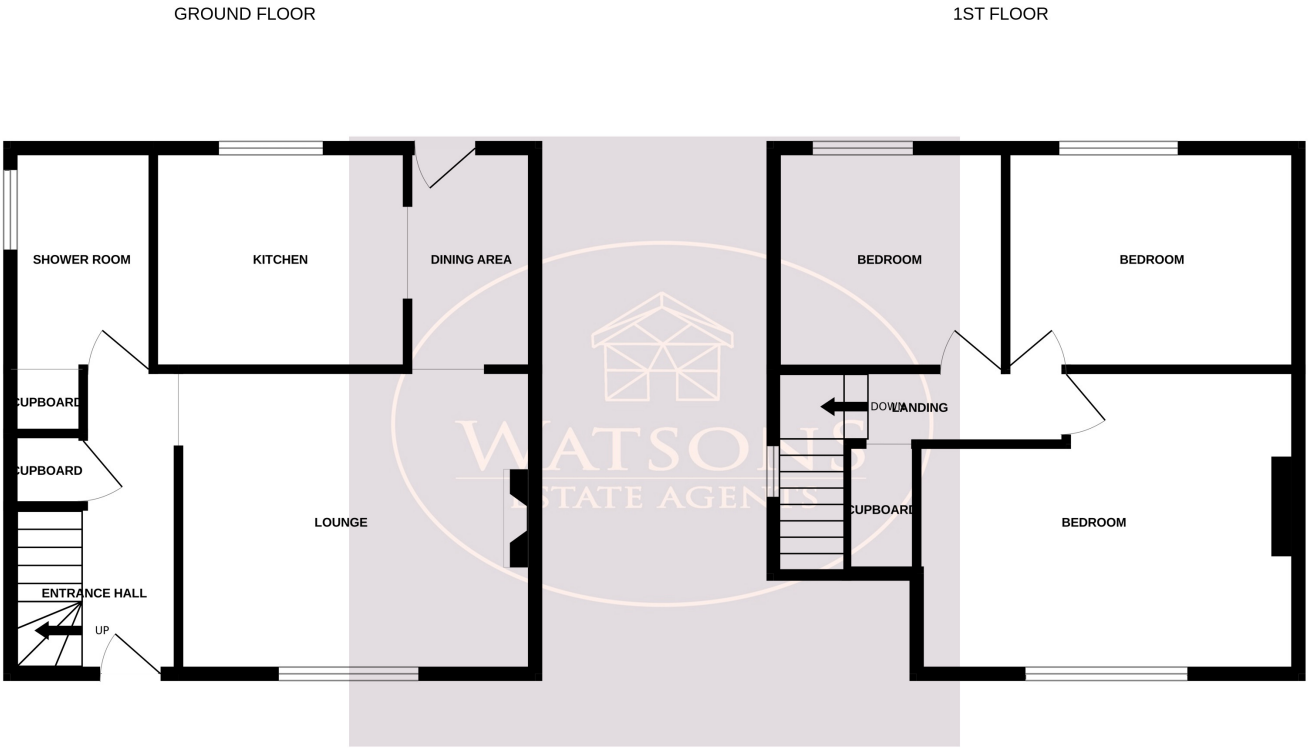
Dining Kitchen

4.73m x 2.75m (15' 6" x 9' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height electric oven & 5 ring gas hob with extractor over. Plumbing for washing machine & dishwasher, tiled flooring, uPVC double glazed window to the rear, radiator and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard, access to the attic (partly boarded) 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

4.51m x 3.85m (14' 10" x 12' 8") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 2

3.68m x 2.62m (12' 1" x 8' 7") UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Bedroom 3

2.91m x 2.59m (9' 7" x 8' 6") UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Outside

To front garden comprises gravel beds, palisaded by brick wall. The South facing rear garden offers a good level of privacy and comprises a timber decking seating area, steps up to a generous lawned garden and is enclose by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is 2 years old. It was last serviced in May 2025.