

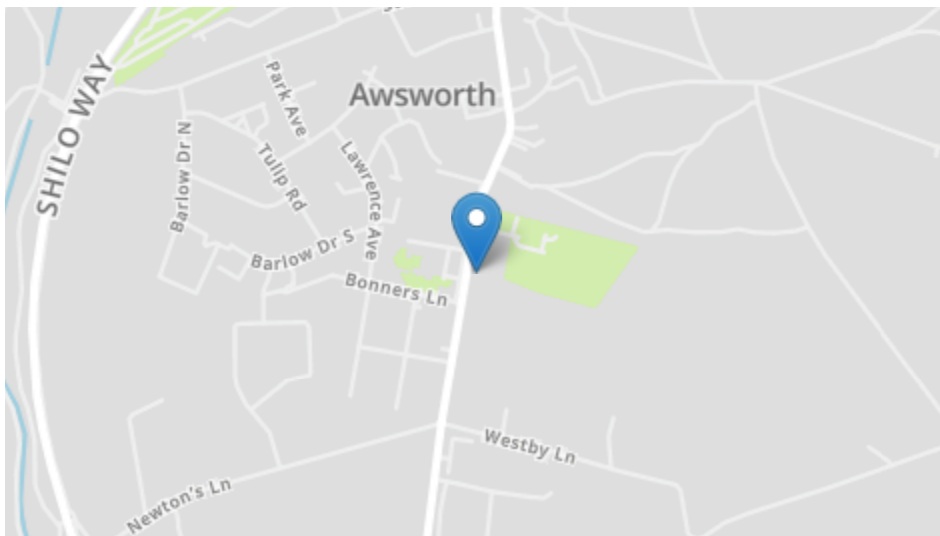
The Lane, Awsworth, NG16 2QQ

Offers Over £180,000



The Lane, Awsworth, NG16 2QQ

Offers Over £180,000



- End Terrace House
- 2 Double Bedrooms
- 2 Reception Rooms
- 1 Floor Bathroom
- Generous Rear Garden
- Open Views To The Rear
- Fully Renovated Throughout
- 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 - 27515930

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



PREPARE TO BE WOWED! A fully renovated two double bedroom end-terraced property in the popular village of Awsworth. With two reception rooms, no upward chain & stunning open views to the rear, this makes the perfect first home. Accommodation in brief comprises; lounge, dining room, lean-to and kitchen. To the first floor, two double bedrooms and a stylish four piece bathroom. Outside, to the rear is a private garden with open views to the surrounding countryside. Located within easy reach of the village amenities along with excellent transport links, with the A610 close by, and easy access to the nearby town of Ilkeston. This property ticks every single box for any first time buyer looking to get on the property ladder. Call our team today to view!

Ground Floor

Lounge

3.64m x 3.5m (11' 11" x 11' 6") Composite entrance door to the front, uPVC double glazed window to the front, radiator.

Dining Room

4.22m x 3.5m (13' 10" x 11' 6") Radiator, door to the kitchen and French doors to the lean to.

Kitchen

3.11m x 1.88m (10' 2" x 6' 2") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, chrome heated towel rail, uPVC double glazed window to the side and wood effect laminate flooring.

Lean To

Brick & uPVC double glazed construction, glass ceiling and door to the rear garden.

First Floor

Landing

Ceiling spotlights, doors to both bedrooms and bathroom.



While 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.
Made with Metropix 02/24

Bedroom 1

4.61m x 3.66m (15' 1" x 12' 0") 2 uPVC double glazed windows to the front and 2 radiators.

Bedroom 2

4.18m x 3.77m (13' 9" x 12' 4") UPVC double glazed window to the rear and built in wardrobe with access to the attic (fully boarded with dropdown ladder).

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and oversized walk in shower of mains fed dual rainfall effect shower. Heated towel, obscured uPVC double glazed window to the rear and tiled flooring.

Outside

The rear garden offers a good level of privacy with open views over nearby countryside and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, brick built outhouse and is enclosed by timber fencing to the perimeter with gated access to the side.