

Babbington Lane, Kimberley, NG16 2PR

£280,000



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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 - 27840907

- Extended Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Utility Room
- En Suite & Downstairs Family Bathroom
- Off Road Parking
- Corner Plot
- Popular Semi Rural Location
- Walking Distance To Kimberley Town Centre

Our Seller says....

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



***** BABBINGTON BEAUTY ***** For all those waiting for the sought-after Babbington Lane in Kimberley - this is your chance! Within walking distance of all the shops & amenities of Kimberley, including schools & transport links, whilst also having beautiful countryside on the doorstep, it's no surprise this location is so desired. The well presented accommodation has been extended to provide additional space and occupies a great plot, comprising in brief: entrance hall, kitchen open plan to dining area, lobby to lounge and bathroom, upstairs landing to 3 good size bedrooms (en suite to primary). Outside, the plot enjoys lawned garden to 3 sides with flowerbed borders and enclosed by a hedged & walled border. As well as 2 reception rooms, the property boasts a downstairs wc and a separate utility room, making this a great choice for families, especially those with dogs. A concrete driveway alongside provides off street parking. You will not be regret viewing this one, so call us now to arrange a convenient time.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, radiator, built in storage cupboard housing the combination boiler. Boot area and door to the kitchen area.

Kitchen Area

2.69m x 2.34m (8' 10" x 7' 8") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and fridge freezer. Breakfast bar offering further storage space. UPVC double glazed window to the rear, tiled flooring, ceiling spotlights, radiator and open to the dining area.

Dining Area

4.01m x 2.59m (13' 2" x 8' 6") Solid oak flooring, radiator and ceiling spotlights. Door to the front lobby and door to the lounge.

Lounge

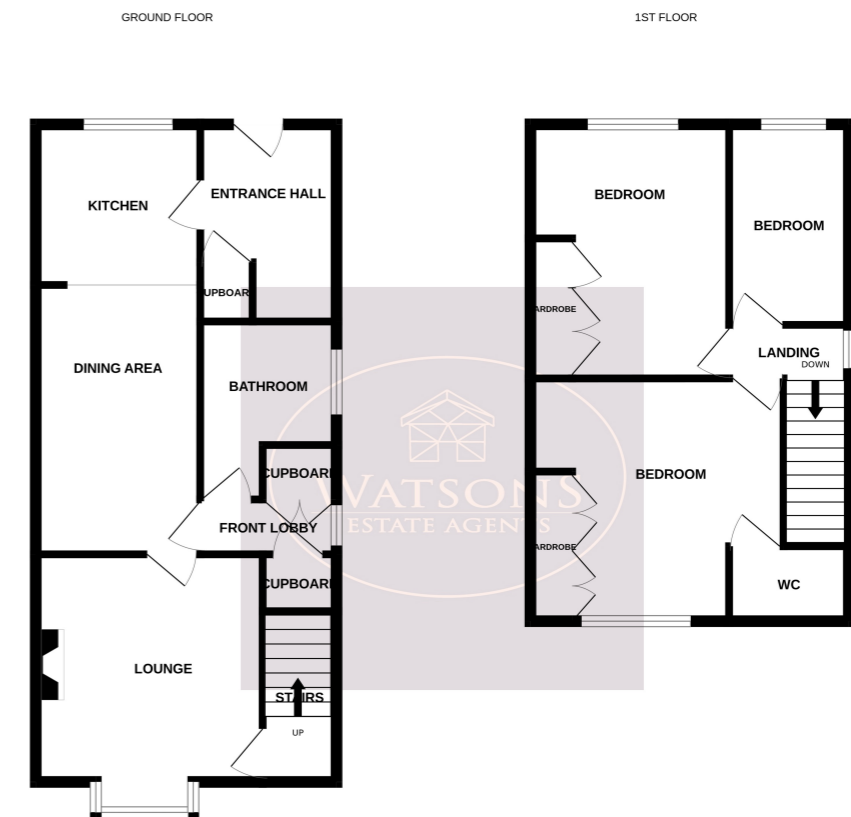
4.28m into the bay x 3.71m (14' 1" x 12' 2") UPVC double glazed bay window to the front, feature fire place with inset space for electric fire, radiator. Door to the stairs to the first floor.

Front Lobby

Door to the bathroom, storage cupboard and pantry.

Bathroom

3 piece suite in white comprising: concealed cistern WC, vanity sink unit and bath with mains fed shower over. Ceiling spotlights, 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 for 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 Metropac C2024

First Floor

Landing

UPVC double glazed window to the side, access to the attic (measuring 3.91m x 3.77m with ladder, fully boarded, with power and skylight offering eaves storage space) and doors to all bedrooms.

Primary Bedroom

3.83m x 3.23m (12' 7" x 10' 7") UPVC double glazed window to the front, fitted wardrobes, radiator and door to the en suite.

En Suite

WC, vanity sink unit. Chrome heated towel rail.

Bedroom 2

4.06m x 2.87m (13' 4" x 9' 5") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 3

3.03m x 1.88m (9' 11" x 6' 2") UPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of mature plants and shrubs. Running alongside the property, a concrete driveway provides off road parking. The garden is enclosed by hedge and wall borders to the perimeter. To the side and rear are turfed lawns and flower bed borders with a range of mature plants, shrubs and trees and is enclosed by wall & timber fencing to the perimeter with gated access to the side.