

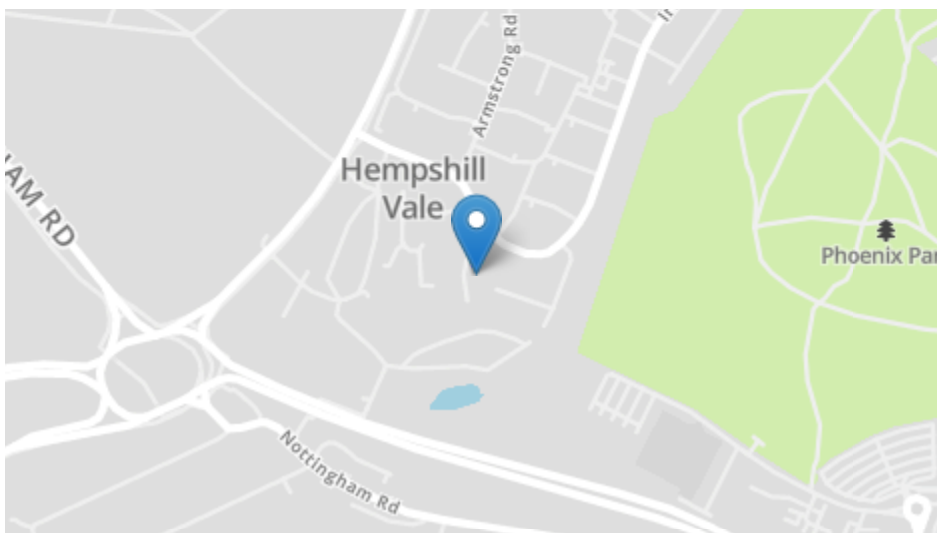
28 Lovell Close, Nottingham, NG6 7AQ

£325,000



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want to view?

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Ref - 29624193

- Detached Family Home
- 4 Bedrooms
- En Suite To Primary Bedroom
- Modern Fitted Dining Kitchen
- Conservatory
- Private West Facing Rear Garden
- Driveway & Detached Garage
- Cul De Sac Location
- Ease of Access to A610 & M1

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.



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\*\*\* YOU'RE GOING TO 'LOVE' THIS PROPERTY \*\*\* Located at the end of a quiet cul-de-sac on the popular Hemphill Vale estate is this four bedroom detached family home. Sitting on a great plot, features include a generous dining kitchen, en-suite bathroom to primary bedroom downstairs, driveway, garage, and a conservatory. Briefly comprising; entrance hallway, lounge, primary bedroom with en-suite bathroom, dining kitchen, conservatory. To the first floor, a further three bedrooms, shower room, and separate WC. Outside, to the front is a driveway providing off road parking, and access to the garage, and to the rear is a good sized West facing private garden. Hemphill Vale lies close to a range of excellent amenities and transport links, making it the perfect spot for commuters. The towns of Kimberley and Bulwell are close by, along with easy access to the M1, and road and tram links to the city. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, uPVC double glazed window to the front, wood effect laminate flooring. stairs to the first and doors to the dining kitchen and primary bedroom.

Primary Bedroom

3.84m x 3.41m (12' 7" x 11' 2") 2 uPVC double glazed windows to the front and radiator. Door to the en suite.

En Suite

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Obscured uPVC double glazed window to the side, tiled flooring, chrome heated towel rail. Plumbing for washing machine & tumble dryer.

Dining Kitchen

7.37m x 3.41m (24' 2" x 11' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for Range style cooker with extractor over, plumbing and wiring for an American style fridge freezer, radiator and vinyl tiled flooring. French doors to the rear garden. Sliding patio doors to the conservatory. Open to the lounge.

Lounge

4.03m x 3.68m (13' 3" x 12' 1") UPVC double glazed window to the front, feature fire place with inset log burner and radiator. Wood effect laminate flooring.

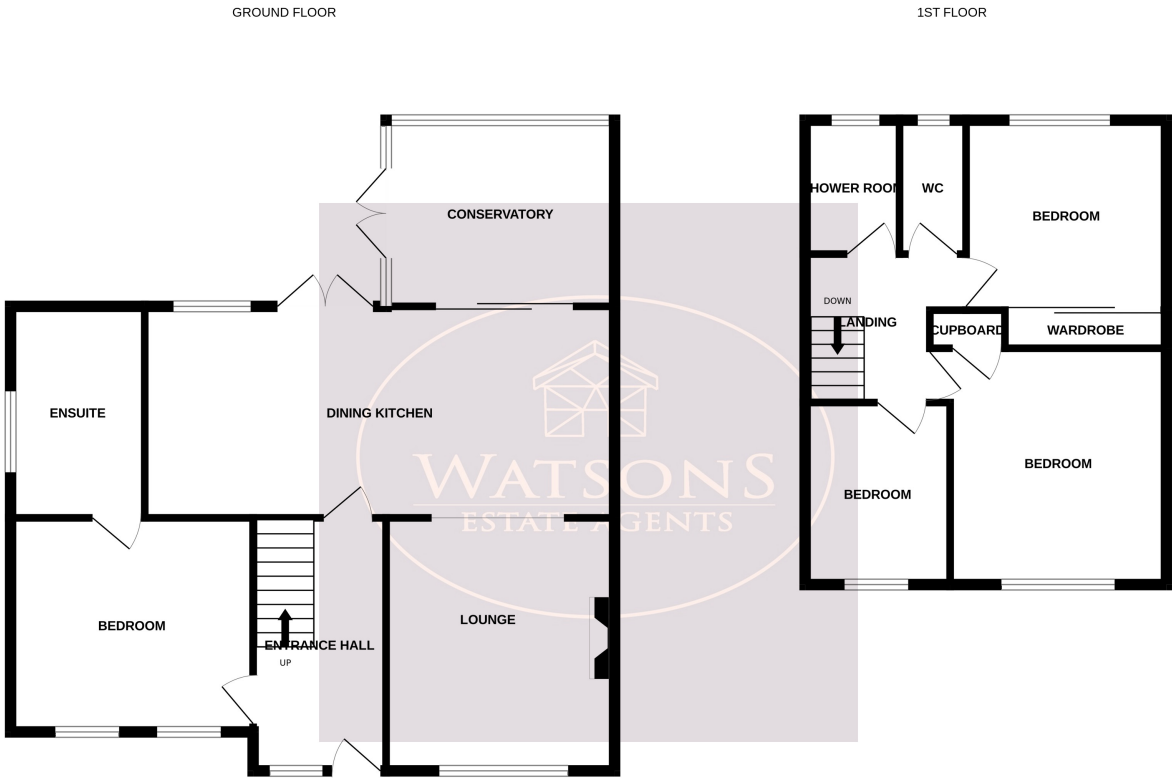
Conservatory

3.65m x 2.91m (12' 0" x 9' 7") Brick & uPVC double glazed construction and French doors to the rear garden.

First Floor

Landing

Access to the attic (partly boarded) and doors to bedrooms 2, 3 & 4, shower room and WC.



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 2

4.11m x 3.34m (13' 6" x 10' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

3.15m x 2.89m (10' 4" x 9' 6") UPVC double glazed window to the rear, fitted wardrobe and radiator. Wood effect laminate flooring.

Bedroom 4

2.92m x 2.13m (9' 7" x 7' 0") UPVC double glazed window to the front and radiator.

Shower Room

2 piece suite in white comprising pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail. Wood effect laminate flooring.

WC

WC and obscured uPVC double glazed window to the rear. Wood effect laminate flooring.

Outside

To the front of the property is turfed lawn, raised flower bed borders with a range of plants & shrubs. A tarmacadam driveway provides ample off road parking leading to the detached garage with up & over door and power. The West facing rear garden offers a good level of privacy and comprises a paved patio seating area, artificial lawn and is enclosed by timber fencing to the perimeter with gated access to the side.

Agency Note

The seller has provided us with the following information: the boiler is located in the downstairs bathroom and is 9 years old. It was last serviced in 2024.