

Dovecote Road, Newthorpe, NG16 3QL

Guide Price £375,000



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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		
	65	83
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Home With Approx 1/3 Acre Plot
- 3 Good Sized Bedrooms
- Spacious Lounge and Dining Room
- Fitted Kitchen
- Family Bathroom With 4 Piece Suite
- Driveway & Garage
- Beautifully Established Extensive Rear Garden
- Character Features & Tasteful Decoration 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 - 28556208

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



*** GUIDE PRICE £375,000 - £400,000 *** YOUR FOREVER HOME IS HERE! *** Are you looking for that rare property that is located in a desirable area and gives you the scope to extend and improve? If the answer is yes, then look no further! Offered with NO UPWARD CHAIN this fabulous three bedroom detached home occupies approximately a 1/3 ACRE PLOT and is perfect for further development. Located in a very desirable area the property boasts 2 receptions rooms, fitted kitchen, three generous bedrooms, modern family bathroom, driveway, garage with ample private parking and a large, established garden to the rear with a brick workshop. Call our team today to book your viewing.

Ground Floor

Entrance Hall

Two double glazed uPVC windows and entrance door to the front. Laminate wood flooring, radiator and under stairs cupboard. Doors to the lounge, kitchen, dining room and stairs to the first floor.

Lounge

4.57m x 3.92m (15' 0" x 12' 10") UPVC double glazed bay window to the front, exposed wooden flooring and inglenook fireplace with inset real flame gas fire.

Dining Room

3.93m x 3.93m (12' 11" x 12' 11") UPVC double glazed sliding patio doors to the rear garden, radiator and inglenook fireplace with inset electric feature fire.

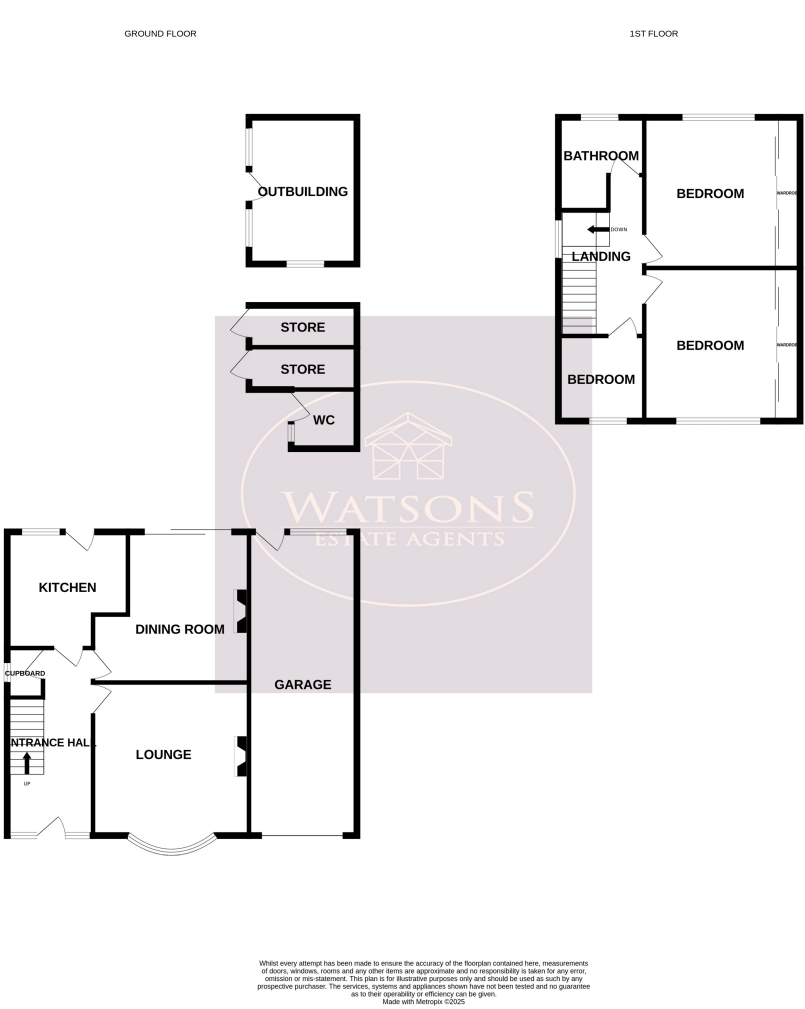
Kitchen

3.18m x 3.14m (10' 5" x 10' 4") A range of matching farmhouse style wall and base units with worksurfaces incorporating a 1.5 bowl sink & drainer unit. Integrated appliances including electric oven and hob with extractor over. Character ceiling beams, radiator and cupboard housing the wall mounted combination boiler.

First Floor

Landing

UPVC double glazed window to the side, access to the partly boarded attic, doors to all bedrooms and the bathroom.



Bedroom 1

3.96m x 3.95m (13' 0" x 13' 0") UPVC double glazed window with views over the rear garden, radiator and fitted wardrobes.

Bedroom 2

3.97m x 3.95m (13' 0" x 13' 0") UPVC double glazed window to the front, radiator and fitted wardrobes.

Bedroom 3

2.14m x 2.07m (7' 0" x 6' 9") UPVC double glazed window to the front and radiator.

Bathroom

White 4 piece suite comprising wc, wall mounted sink unit, corner bath unit and double shower cubicle with mains fed shower over. Tiled floor, fully tiled walls, ceiling spotlights, chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

Both the front and rear landscaped gardens are well established with mature plants, shrubs and trees. The front garden is enclosed by hedges to the perimeter and comprised flower bed borders with a range of plants and shrubs, turfed lawn, paved and concrete driveway leading to the garage fitted with power, lighting, up & over door to the front and door leading to the rear garden. The extensive rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio, turfed lawn, flower bed borders with a range of plants, shrubs and trees, timber shed and four brick built outhouses including wc, 2 store rooms and shed/workshop.