

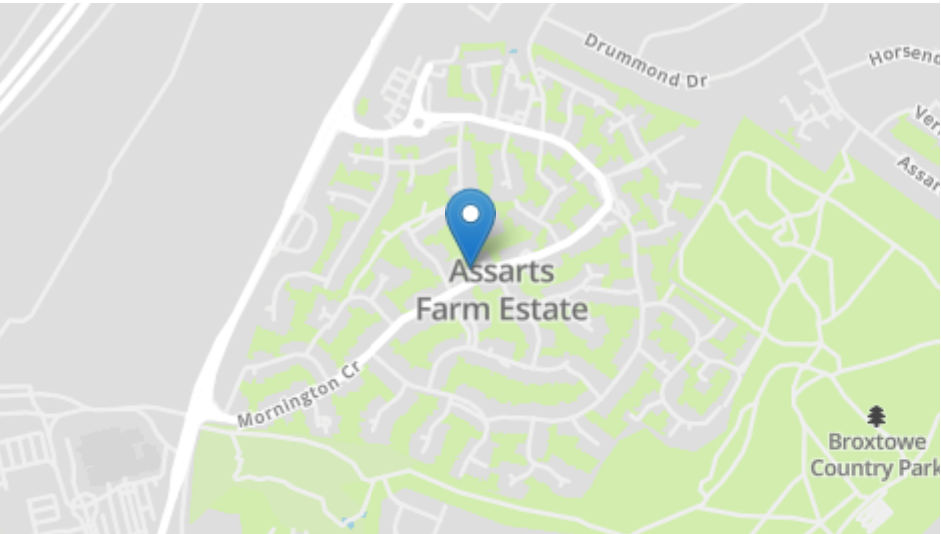
Mornington Crescent, Nuthall, NG16 1QQ

Offers Over £325,000



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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		
	71	84
England, Scotland & Wales		EU Directive 2002/91/EC



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Off Road Parking & Garage
- Popular Residential Location
- Ease of Access to A610 & M1
- Favoured School Catchment

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 - 29560461

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 WILL ALWAYS BE A GOOD 'MORNING' ON MORNINGTON *** Located on the popular Mornington estate in Nuthall is this spacious three bedroom detached family home. Features include two reception rooms, a downstairs WC, utility room, driveway and garage. Briefly comprising; entrance porch, lounge, inner hallway, dining room, kitchen, downstairs WC, utility room. To the first floor, three bedrooms and bathroom. Outside, the property is set back from the main road, with a driveway and garage to the front, and private garden to the rear. Nuthall offers excellent transport and commuter links including the A610 and M1 providing easy access to the city. The well regarded Mornington school is close by, along with the surrounding town of Kimberley which caters for all day to day needs. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Door to the lounge.

Lounge

4.7m x 4.68m (15' 5" x 15' 4") UPVC double glazed bay window to the front with integrated shutter blinds, feature fire place with inset space for fire, radiator and doors to the dining room and inner hall.

Dining Room

3.56m x 2.37m (11' 8" x 7' 9") UPVC double glazed window to the rear, radiator, French door to the rear garden, wood effect laminate flooring and open to the kitchen.

Inner Hall

Door to the kitchen, WC, lounge and utility room. Stairs to the first floor.

Kitchen

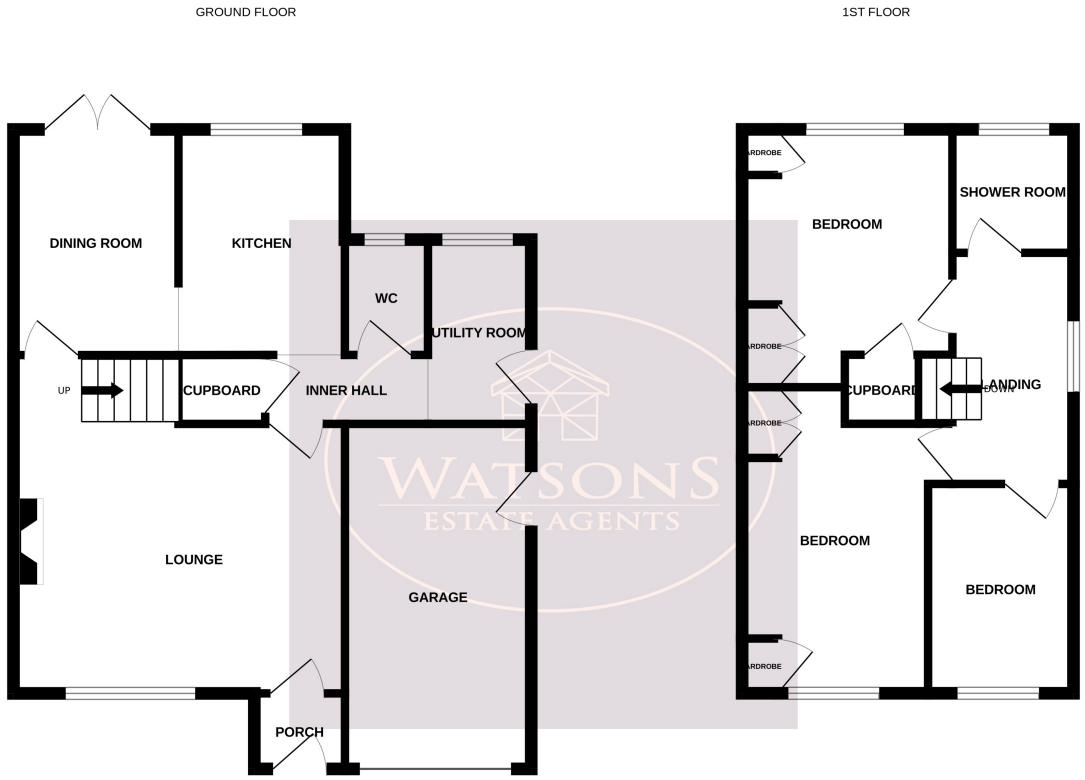
3.26m x 2.48m (10' 8" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & gas hob with extractor over, fridge freezer and dishwasher. UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

WC

WC, vanity sink unit. Obscured uPVC double glazed window to the rear and radiator.

Utility Room

2.65m x 1.55m (8' 8" x 5' 1") A range of matching wall & base unit. Plumbing for washing machine & tumble dryer. Wall mounted combination boiler, radiator. UPVC double glazed window to the rear, tiled flooring and door 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 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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First Floor

Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom 1

4.42m x 2.63m (14' 6" x 8' 8") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 2

4.0m x 2.43m (13' 1" x 8' 0") UPVC double glazed window to the rear, a range of fitted furniture, door to the storage cupboard and radiator.

Bedroom 3

2.74m x 2.06m (9' 0" x 6' 9") UPVC double glazed window to the front with integrated shutter blinds and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and walk in shower. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn and gravel beds. A block paved driveway provides ample off road parking leading to the garage with up & over door, door to the side and power. The rear garden comprises a paved patio seating area, gravel beds, turfed lawn and timber built shed. The garden is enclosed 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 utility room and is 4 years old.