

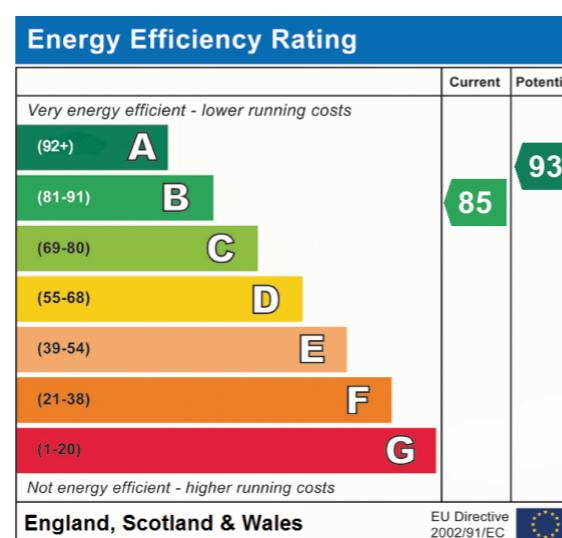
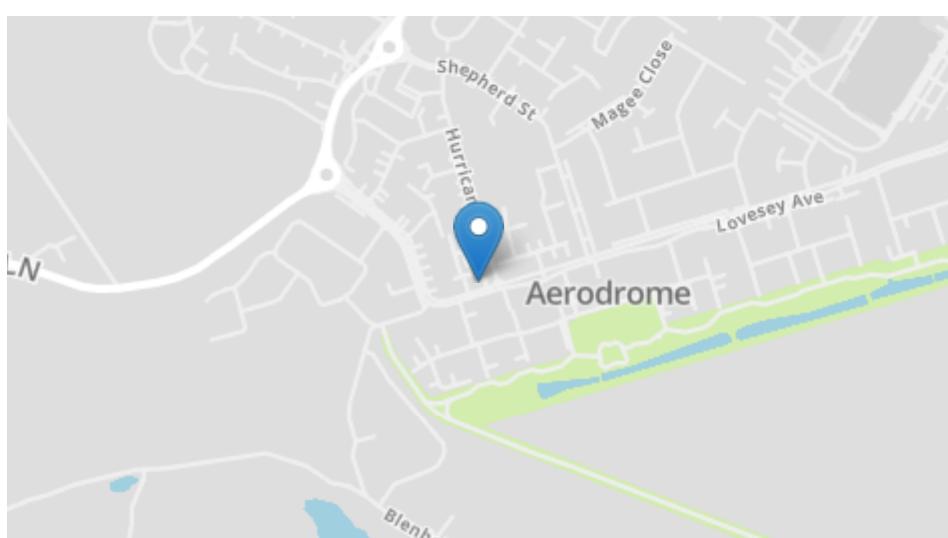
Lovesey Avenue, Hucknall, NG15 6WQ

OFFERS OVER £375,000



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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 - 28219325

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.



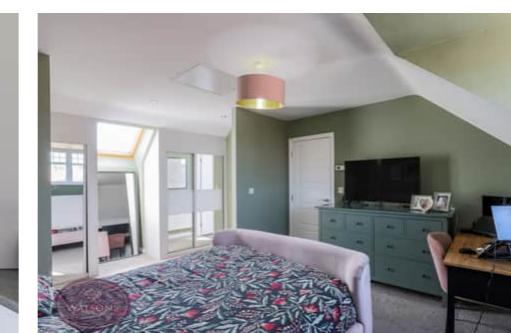
40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days

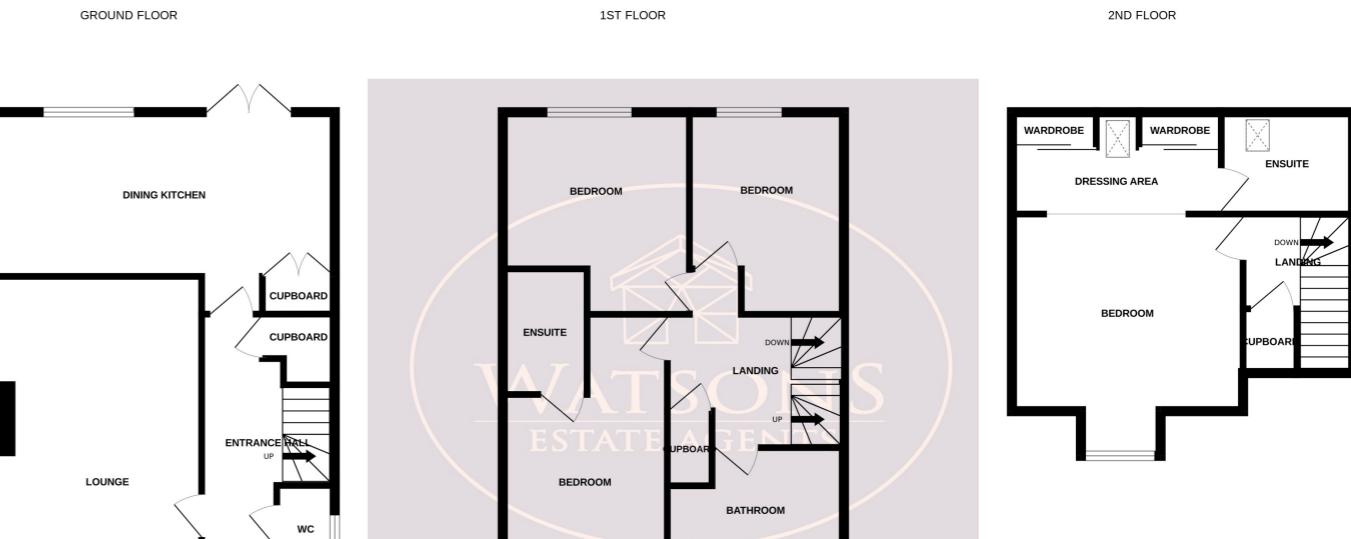
- Detached 3 Storey Family Home
- 4 Double Bedrooms
- Modern Dining Kitchen
- Second Floor Dedicated To Generous Primary Bedroom & En Suite
- 2 En Suites & Family Bathroom
- Downstairs WC
- Ample Off Road Parking & Garage
- South Facing Rear Garden
- Short Drive To Hucknall Town Centre
- 4 Years NHBC Certificate

Our Seller says....





*** LOVELY FAMILY HOME ON LOVESEY AVENUE! *** Conveniently located on the popular Harron Homes development lying between Watnall and Hucknall, this spacious 4 bed detached home will tick a lot of boxes for families. Viewing is HIGHLY RECOMMENDED. The well presented accommodation comprises in brief: entrance hall, lounge and open plan dining kitchen on the ground floor. The first floor landing leads to bedrooms 2, 3 & 4 (en suite to bedroom 2), as well as the family bathroom. The second floor is dedicated solely for superb generous primary bedroom with en suite. Outside, the south facing rear garden has been really well developed and is low maintenance - perfect for busy families who like to entertain. This popular modern development enjoys easy access to a wealth of amenities as well as countryside, with nearby transport links including tram making it an easy commute to Nottingham city centre and the surrounding villages and towns. Contact Watsons on 01159385577 (option 1) to arrange a viewing.



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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Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor and doors to the lounge, WC and dining kitchen. Door to the storage cupboard.

WC

WC, pedestal sink unit, obscured uPVC double glazed window to the side, radiator and wood effect laminate flooring.

Lounge

5.7m x 3.71m (18' 8" x 12' 2") UPVC double glazed bay window to the front and radiator.

Dining Kitchen

6.09m x 3.6m (20' 0" x 11' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & gas hob with extractor over, fridge freezer, washing machine and dishwasher. Wood effect laminate flooring, radiator, full height storage cupboard, ceiling spotlights. UPVC double glazed window to the rear and French doors to the rear garden.

First Floor

Landing

Stairs to the 2nd floor, doors to bedrooms 2, 3, 4, family bathroom and storage cupboard.

Bedroom 2

4.59m x 2.94m (15' 1" x 9' 8") UPVC double glazed window to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and walk in shower. Chrome heated towel rail and ceiling spotlights.

Bedroom 3

3.6m x 3.33m (11' 10" x 10' 11") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.6m x 2.76m (11' 10" x 9' 1") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and walk in shower. Wood effect laminate flooring, radiator and obscured uPVC double glazed window to the front.

Second Floor

Landing

Door to the storage cupboard and primary bedroom.

Primary Bedroom

4.32m x 4.12m (14' 2" x 13' 6") UPVC double glazed bay window to the front, radiator, access to the attic and open to the dressing area. Dressing Area measuring 3.74m x 1.8m with sliding door wardrobes, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and walk in shower cubicle. Radiator and velux window.

Outside

To the front of the property are gravel beds. A block paved driveway provides ample off road parking leading to the detached garage with up & over door and power. The South facing rear garden comprises a paved patio seating area, composite decking seating area, raised flower bed borders with a range of plants & shrubs, turfed lawn and is enclosed by wall & 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 kitchen and is 5 years old. It was last serviced in 2024.