

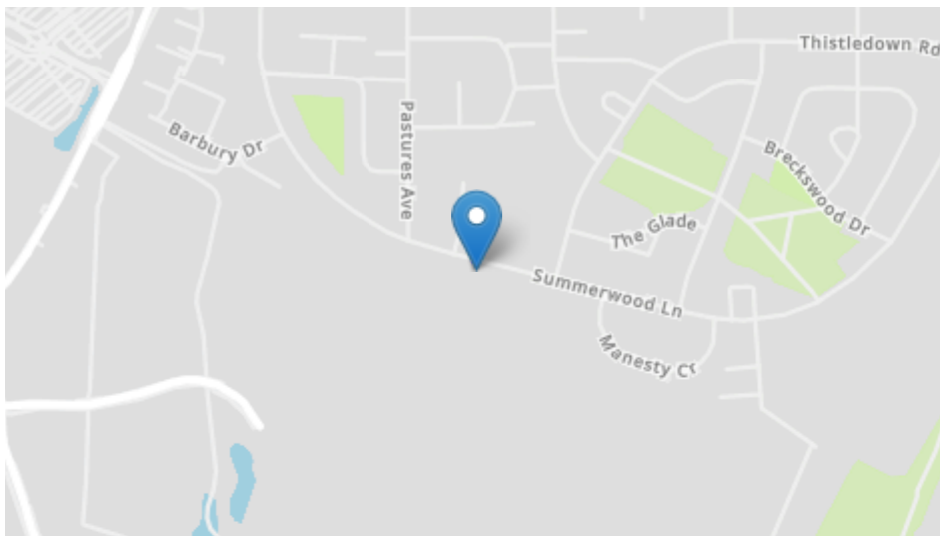
Summerwood Lane, NG11 9FS

Offers Over £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- End Town House
- 3 Bedrooms
- Open Plan Lounge Diner
- Modern Kitchen
- Private South Facing Garden with Views
- Driveway
- Well Presented Throughout
- Excellent Road & Public Transport Links

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 - 26954446

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





\*\*\* GOOD SIZE ROOMS & A GENEROUS PLOT! \*\*\* Overlooking Summerwood community garden & with open views to the rear, this spacious semi detached property would make a wonderful home for a growing family. The accommodation comprises in brief; bright and airy entrance hall with door to spacious lounge diner with French doors to the rear garden and modern breakfast kitchen. To the first floor, 3 bedrooms and a family bathroom fitted with a white 3 piece suite. Outside, the generous South facing garden is a key selling feature to this family home and comprise of two lawned sections, a paved patio - the perfect spot to enjoy your morning cuppa or watch the kids play! Summerwood lane is within walking distance to schools, shops and amenities including the Nottingham University Campus. Further benefits include excellent road and transport links into Nottingham City Centre. Call our sales team now to arrange your viewing. For further information or to book your viewing, call our team.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the front, radiator, stairs to the first floor and door to the lounge.

### Lounge/Diner

6.92m x 3.04m (22' 8" x 10' 0") UPVC double glazed window to the front, radiator, doors to the kitchen and sliding patio doors to the rear garden.

### Kitchen

5.96m (max) x 2.34m reducing to 1.75m (19' 7" x 7' 8") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, washing machine and combination boiler. Breakfast bar, wood effect laminate flooring, ceiling spotlights, radiator, uPVC double glazed windows to the rear & side and door to the side.

## Ground Floor

### Landing

Airing cupboard housing the hot water tank, built in storage cupboard, access to the attic and doors to all bedrooms and bathroom.

### Bedroom 1

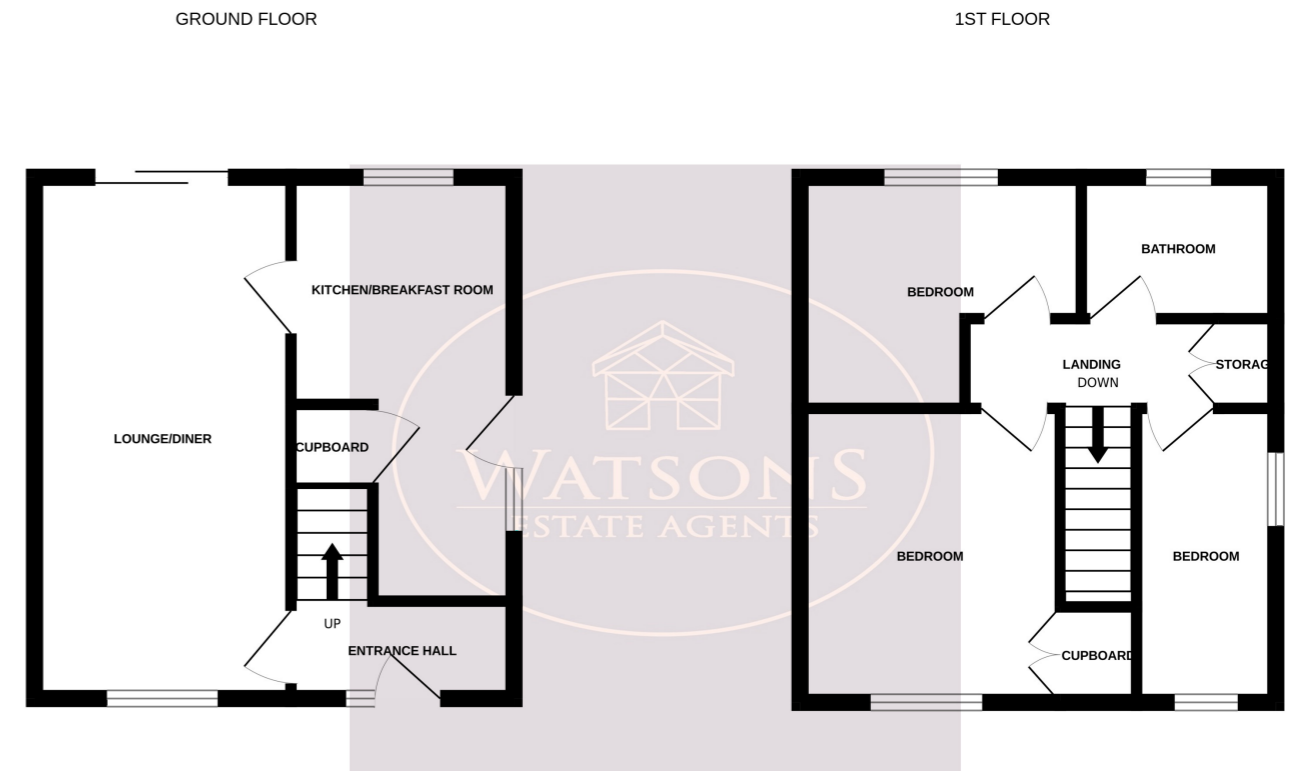
3.66m x 3.08m (12' 0" x 10' 1") UPVC double glazed window to the front, built in double wardrobe and radiator.

### Bedroom 2

3.5m x 3.24m (11' 6" x 10' 8") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.65m x 1.82m (12' 0" x 6' 0") UPVC double glazed windows to the front & side, radiator.



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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### Bathroom

3 piece suite in white comprising: concealed cistern WC, vanity sink unit and bath. Chrome heated towel rail, obscured uPVC double glazed window to the rear and extractor fan.

### Outside

To the front of the property is a turfed lawn. Running alongside the property, a concrete driveway provides ample off road parking. The low maintenance rear garden offers a good level of privacy with open views and comprises a paved patio, turfed lawn and is enclosed by timber fencing & hedge borders to the perimeter.