

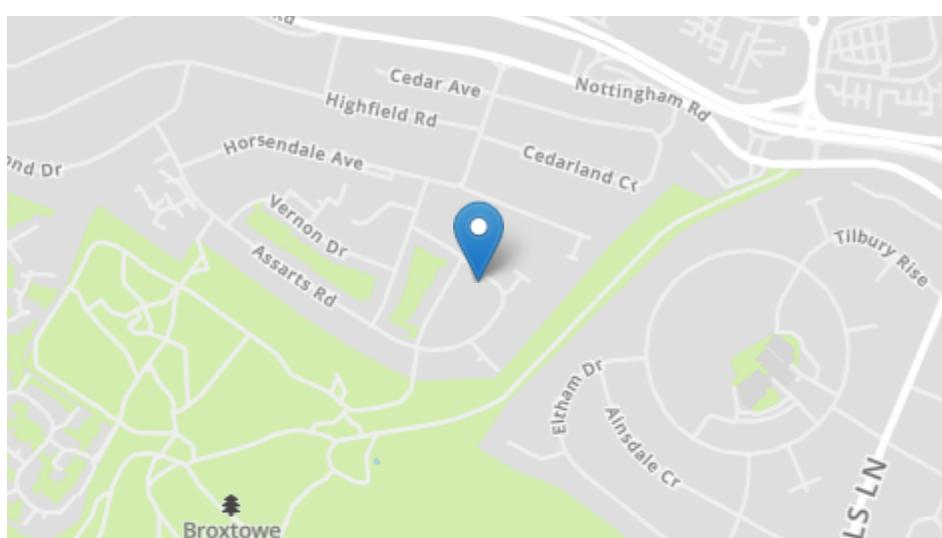
Harcourt Crescent, Nuthall, NG16 1AT

Offers Over £270,000



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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 - 29945303

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

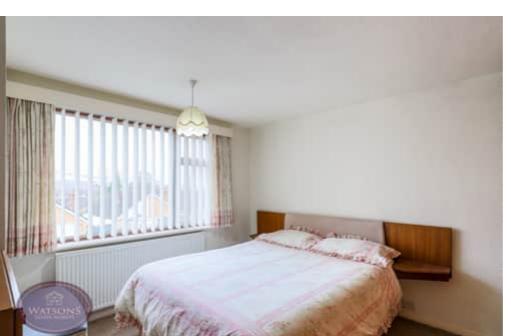
www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days

- Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Off Road Parking, Carport and Garage
- South West Facing Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Favoured School Catchment
- In Need Of Some Modernisation
- No Upward Chain

Our Seller says....





*** MAKE A HOUSE A HOME *** Located on the ever popular 'Horsendale' estate in Nuthall and brought to the market with no upward chain, is this three bedroom detached property. In need of some general modernisation, it's the perfect opportunity for you to put your own stamp down. Features include a generous lounge/diner, off road parking, a garage, and a private south-west facing rear garden. Briefly comprising; storm porch, entrance hallway, lounge/diner, kitchen, lean to. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, and a car port which leads down to the garage. The rear garden is privately enclosed and south-west facing, so perfect for summer entertaining with family and friends. Nearby amenities include shops just down the road, favoured schools, excellent road and commuter links, and the nearby town of Kimberley for further day to day needs. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door. Stairs to the first floor, storage cupboard, radiator and doors to the lounge diner.

Lounge Diner

7.47m x 3.4m (24' 6" x 11' 2") Aluminium double glazed window to the front, feature brick built fire place, radiator and aluminium double glazed sliding patio doors to the rear garden.

Kitchen

2.83m x 2.62m (9' 3" x 8' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & induction hob with extractor over. Plumbing for washing machine, door to the pantry offering further storage space with uPVC double glazed window to the side, aluminium double glazed window to the rear. Door to the car port.

First Floor

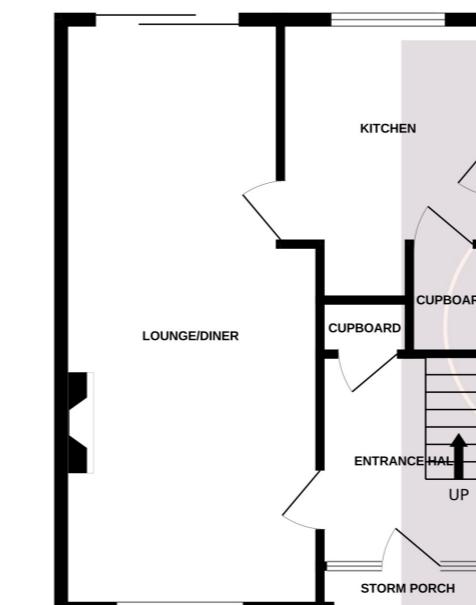
Landing

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

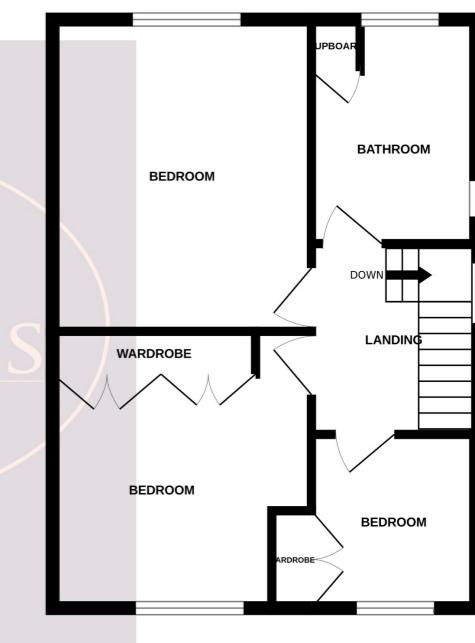
Bedroom 1

3.83m x 3.58m (12' 7" x 11' 9") UPVC double glazed window to the rear and radiator.

GROUND FLOOR



1ST FLOOR



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 indicative purposes only and should be used as such by any prospective purchaser. The services, fixtures 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

3.63m x 3.45m (11' 11" x 11' 4") Aluminium double glazed window to the front, fitted wardrobe and radiator.

Bedroom 3

2.23m x 2.2m (7' 4" x 7' 3") Aluminium double glazed window to the front, fitted wardrobe and radiator.

Bathroom

3 piece suite comprising WC, pedestal sink unit and bath with electric shower over. Airing cupboard, obscured uPVC double glazed window to the rear, access to the attic (fully boarded and housing the combination boiler). Radiator.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A concrete driveway provides ample off road parking leading to the car port with double doors to the front and uPVC double glazed French doors to the rear. The South West facing rear garden comprises a paved patio seating area, flower bed borders with a range of plants & shrubs, green house and detached garage with power, double wooden doors to the front, uPVC double glazed door. The garden is enclosed by timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information: the combination boiler is located in the attic and is 6 years old. It was serviced in August 2025.