

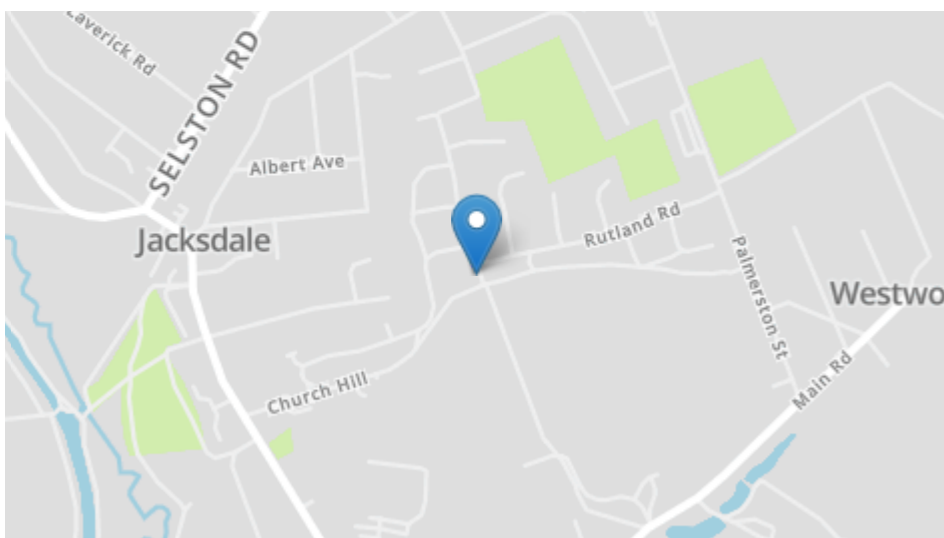
Rutland Road, Westwood, NG16 5JQ

Offer In Region Of £250,000



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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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	78
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Piece Bathroom
- Well Presented Throughout
- Ample Off Road Parking & Garage
- Generous Rear Garden
- Countryside Views To Rear
- Good Road Links

Our Seller says....

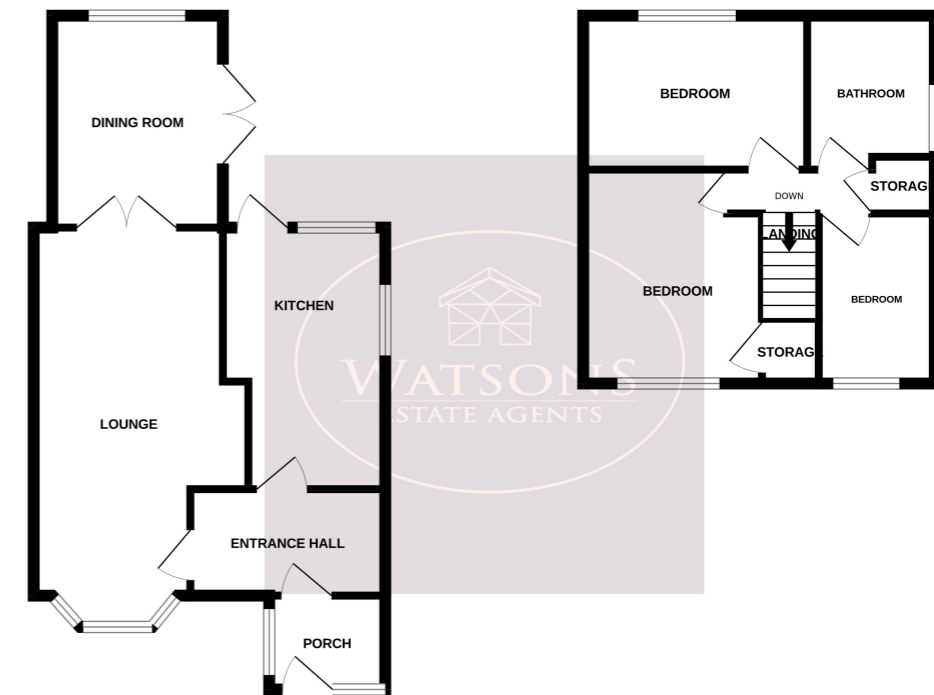
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 30198769

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

GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.1ST FLOOR  
320 sq.ft. (29.8 sq.m.) approx.TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.  
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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\*\*\* A REAL GEM ON RUTLAND ROAD! \*\*\* This well presented three bedroom semi detached home offers spacious and versatile living accommodation, perfect for families or those looking to upsize. Situated in a popular location with countryside views to the rear, the property boasts two reception rooms including a generous lounge with feature fireplace and French doors leading through to the dining room—creating a wonderful space for both relaxing and entertaining. A modern fitted kitchen with integrated appliances completes the ground floor. To the first floor are three bedrooms and a stylish three piece shower room, all presented to a great standard throughout. Outside, the property benefits from ample off road parking, a garage, and a generous rear garden featuring a large patio area, well maintained lawn and established borders—ideal for enjoying the outdoor space. Conveniently located with good road links and access to nearby amenities, this fantastic home offers both comfort and practicality in equal measure. Early viewing is highly recommended—contact our team today to arrange yours! 0115 938 5577 (Option 2)

## Ground Floor

### Porch

Composite entrance door, uPVC double glazed windows to the front and side, and door to entrance hall.

### Entrance Hall

Entrance door, radiator, stairs to first floor and doors to the kitchen and lounge.

### Lounge

6.55m x 3.00m (21' 6" x 9' 10") UPVC double glazed window to the front, radiator, laminate wood flooring, feature fireplace with inset electric fire and French doors to dining room.

### Dining Room

3.35m x 2.75m (11' 0" x 9' 0") UPVC double glazed window to the rear, uPVC French doors to the rear garden, laminate wood flooring and radiator.

### Kitchen

4.70m x 2.10m (15' 5" x 6' 11") A range of wall and base units with worksurfaces with 1.5 sink & drainer unit. Integrated appliances including electric oven, induction hob with extractor over, fridge freezer, and dishwasher. UPVC double glazed windows to the side and rear, ceiling spotlights, laminate wood flooring, and uPVC door to the garden.

## First Floor

### First Floor Landing

Doors to all bedrooms and bathroom, and storage cupboard.

### Bedroom 1

4.43m x 2.65m (14' 6" x 8' 8") UPVC double glazed window to the front, storage cupboard and radiator.

### Bedroom 2

3.48m x 2.88m (11' 5" x 9' 5") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.38m x 1.68m (11' 1" x 5' 6") UPVC double glazed window to the front and radiator.

### Shower Room

White three piece suite comprising wc, vanity sink and mains fed walk in shower. Obscured uPVC double glazed window to the side, chrome heated towel rail, extractor fan and ceiling spotlights.

### Outside

To the front of the property is a large paved driveway giving access to the garage, entrance door and gate to the rear garden. The rear garden features a large patio area with a raised concrete based pond, timber shed and stone steps to a generous turfed lawn area with well established flower bed borders, the garden is palisaded by timber fencing.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided the following information; the gas combination boiler is located in the upstairs airing cupboard, it is four years old and was last serviced in march 2026.