

Springland Farm Cottages, Nuthall, NG16 1DS

£190,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	
(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
- 2 Bedrooms
- Study/Dressing Room
- Open Plan Living Space
- Off Road Parking & Garage
- Low Maintenance Rear Garden
- Short Drive To Kimberley Town Centre
- Ease Of Access To M1 & A610

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 - 29008436

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





\*\*\* SPRING INTO ACTION AND JUMP AHEAD OF THE QUEUE \*\*\* This delightful two/three bedroom end-town house in Nuthall provides an excellent opportunity for a first time buyer or down-sizer. Features include two bedrooms, plus a study/third bedroom, rear garden and single garage, all in 'ready to move in' condition. Call our team to book your viewing before it's too late! The property sits in a row of similar properties just off Watnall Road and is a mile from Kimberley Town Centre which offers a wide range of shops, amenities and public services. The A610, which leads to Junction 26 of the M1 is within easy reach and bus stops with services to Nottingham City Centre are just a short walk away. The accommodation comprises in brief; entrance door leading into the lounge with open plan stairs to the first floor and open access to the kitchen area. On the first floor, the landing leads to 2 bedrooms, a study/third bedroom and the family bathroom which is fitted with a modern white suite. Outside, the rear garden is low maintenance and consists of a decking area with gravel border and a paved patio with shrub borders. The garden is enclosed by timber fencing with gated access to the rear courtyard where you'll find a single garage located in a block. For more information or to book your viewing, call our team.

Ground Floor

Lounge

4.76m x 4.21m (15' 7" x 13' 10") UPVC double glazed window and door to the rear, stairs to the first floor, wood effect laminate flooring, ceiling spotlights, 2 radiators and open plan to the kitchen area.

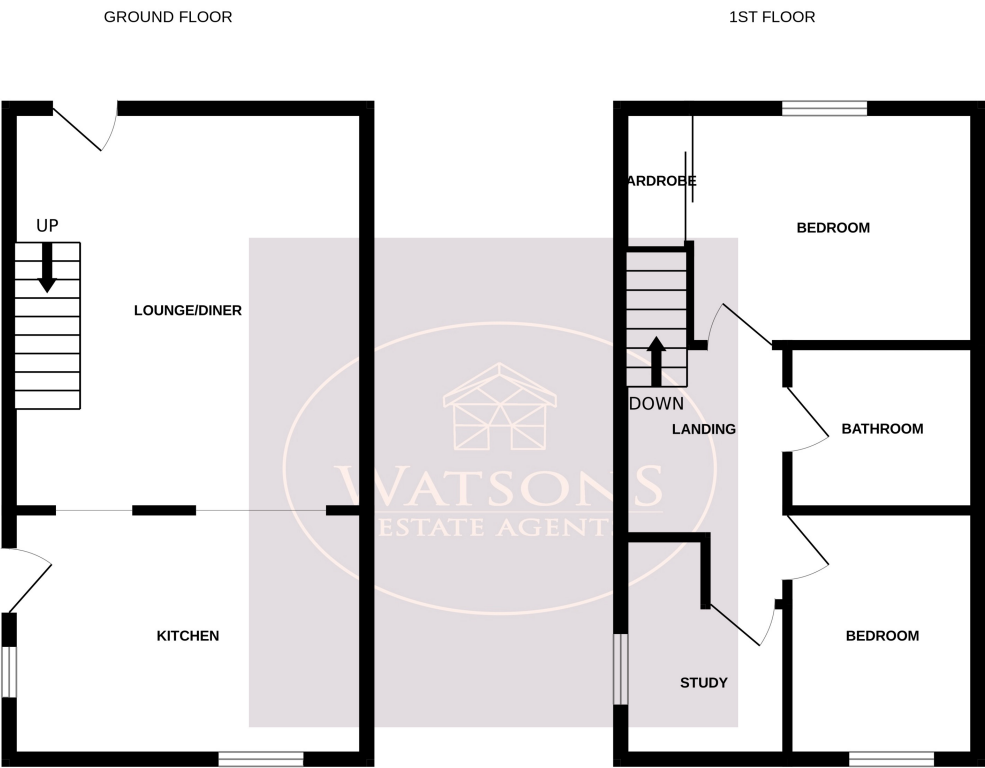
Kitchen

4.23m x 2.93m (13' 11" x 9' 7") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit with flexi tap. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. Worcester Bosch combination boiler, plumbing for washing machine. Radiator, wood effect laminate flooring, uPVC double glazed windows to the front & side and wooden stable door to the side.

First Floor

Landing

Doors to all bedrooms and bathroom.



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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Bedroom 1

2.8m x 3.21m (9' 2" x 10' 6") UPVC double glazed window to the rear, fitted sliding door wardrobe and radiator.

Bedroom 2

2.69m x 2.12m (8' 10" x 6' 11") UPVC double glazed window to the rear and radiator.

Study/Dressing Room

2.55m (1.76m min) x 2.00m (8' 4" x 6' 7") UPVC double glazed window to the side and radiator.

Bathroom

3 piece suite in white comprising: WC, pedestal sink unit and bath with dual rainfall effect shower over. Heated towel rail and extractor fan.

Outside

The property sits in an elevated position and is fronted by a lawned garden and stone wall. Access to the parking area and garage is via Back Lane and a gate from the car parking area leads directly into the rear garden. The low maintenance rear garden comprises of a timber decking section with gravel borders, a paved patio area and a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the rear.