

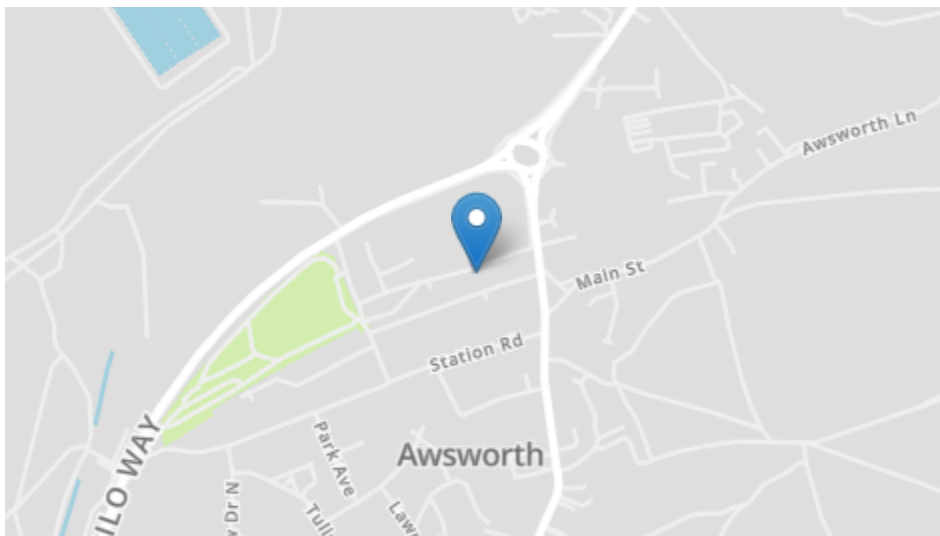
Barlows Cottages Lane, Awsworth, NG16 2QW

£240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Semi Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- En Suite to Primary Bedroom
- Downstairs WC
- Open Views To The Front
- Ease Of Access To A610
- No Upward Chain

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 - 21737900

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

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, wood effect laminate flooring and door to the lounge and door to the WC.

WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the front.

Lounge

4.47m x 3.83m (14' 8" x 12' 7") UPVC double glazed window to the front, 2 radiators, wooden fire place surround, wood effect laminate flooring and French doors to the dining kitchen.

Dining Area

5.55m x 3.75m (18' 3" x 12' 4") UPVC double glazed window to the front, 2 vertical radiators, Karndean flooring, breakfast bar, under stairs storage, open to the kitchen and French doors to the rear garden.

Kitchen

3.32m x 2.31m (10' 11" x 7' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & 5 ring gas hob with extractor over, dishwasher and boiler. Plumbing for washing machine, Karndean flooring, radiator and uPVC double glazed window to the rear.

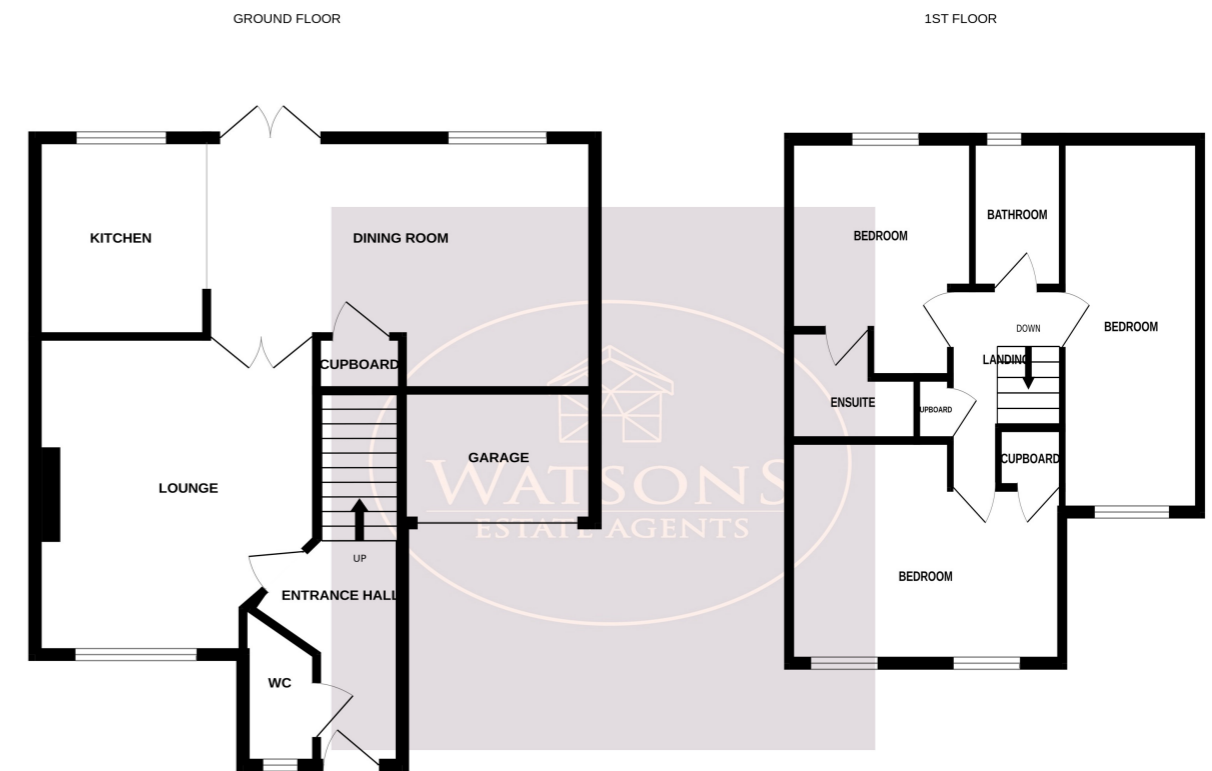
First Floor

Landing

Built in storage cupboard, access to the attic with drop down ladder and power. Doors to all bedrooms and bathroom.

Primary

3.77m (3.15m min) x 3.13m (12' 4" x 10' 3") UPVC double glazed window to the rear, radiator and door to the en suite.



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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En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over and body jets. Radiator.

Bedroom 2

5.22m x 2.48m (17' 2" x 8' 2") UPVC double glazed window to the front, access to the attic and radiator.

Bedroom 3

4.8m x 3.25m (2.07m min) (15' 9" x 10' 8") 2 uPVC double glazed windows to the front, built in wardrobe/storage cupboard and 2 radiators.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed shower over. Obscured uPVC double glazed window to the rear, radiator, tiled flooring and extractor fan.

Outside

The front of the property has open views over nearby countryside. Running alongside the property a tarmac driveway provides off road parking. The rear garden offers a good level of privacy and comprises a 2 tier paved patio, timber decking seating area, turfed lawn and timber built shed with power. Other features include an external tap, power point and lighting. The garden is enclosed by timber fencing to the perimeter.