

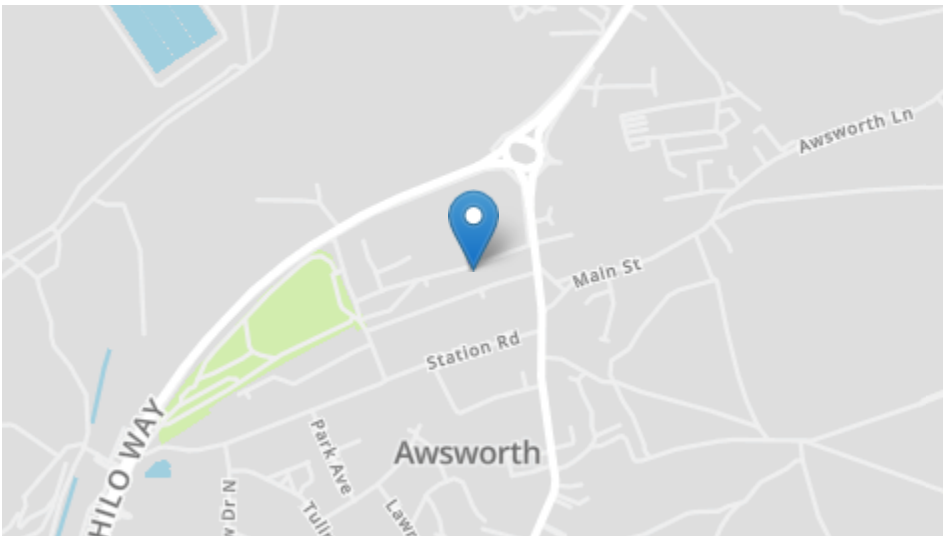
Barlows Cottages Lane, Awsworth, NG16 2QW

Offers Over £250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- 3/4 Bedrooms/Study
- En Suite & Family Bathroom
- Downstairs WC
- Modern Dining Kitchen
- Off Road Parking & Garage
- Cul De Sac Location
- Private South Facing Rear Garden
- 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 - 29547035

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



*** TURN KEY READY! *** Well maintained and superbly presented throughout, this modern semi detached is well located in the village of Awsworth and makes a great home for growing families, whilst also within the budget of many first time buyers. The accommodation comprises in brief: entrance hall, wc, lounge, dining kitchen, study/bedroom 4, upstairs landing to 3 bedrooms (en suite to primary) and family bathroom. Outside, a driveway to the front provides off street parking with access to the garage (storage only). The south-faccing rear garden enjoys a high level of privacy and requires little maintenance. This well regarded cul-de-sac is walkable to some amenities in the village (including school & post office), but the nearby towns of Kimberley, Eastwood & Ilkeston have a wealth of shops and transport links. The A610 means that junction 26 of the M1 motorway is only a few minutes drive away. Call us now on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Entrance Hall

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

WC

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

Lounge

4.44m x 3.87m (14' 7" x 12' 8") French doors to the rear garden and door to the dining kitchen.

Dining Kitchen

4.85m x 3.29m (15' 11" x 10' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob. Plumbing for washing machine & dishwasher. Integrated combination boiler, door to the under stairs storage cupboard, wood effect laminate flooring and door to bedroom 4/study.

Bedroom 4/Study

3.89m x 2.71m (12' 9" x 8' 11") UPVC double glazed window to the rear, built in wardrobe, solid oak flooring, ceiling spotlights and radiator.

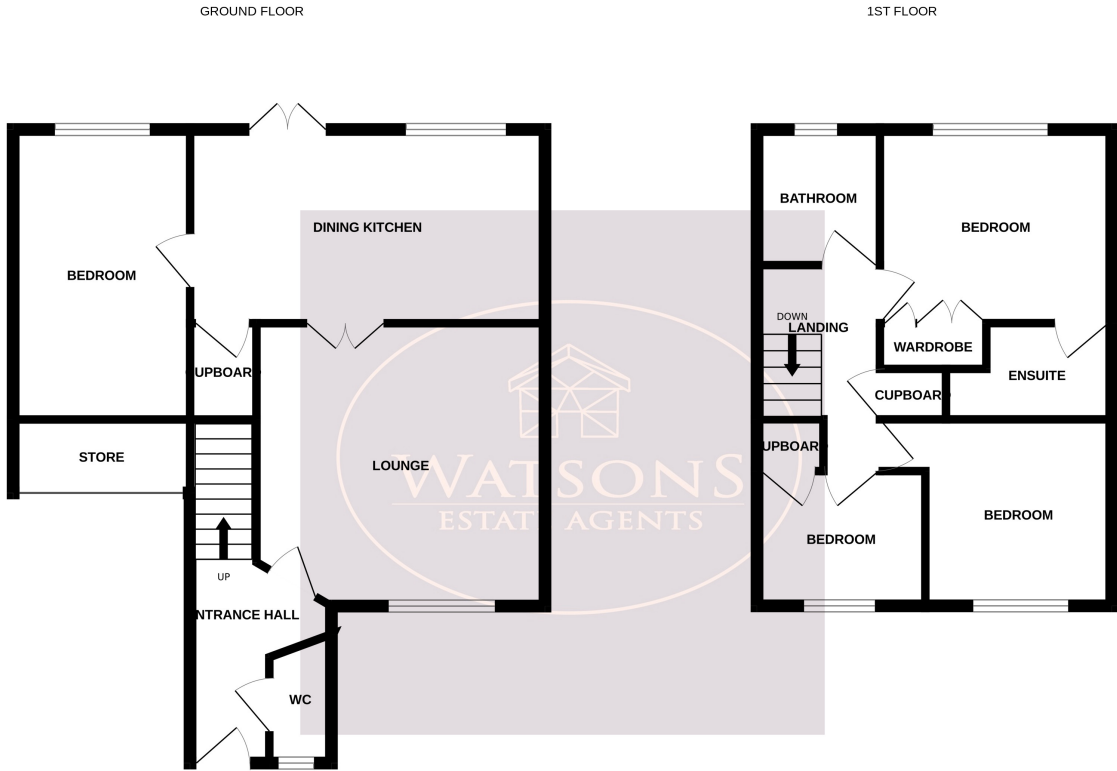
First Floor

Landing

Built in storage cupboard, access to the attic (fully boarded with power) and doors to bedrooms and bathroom.

Primary Bedroom

3.2m x 3.17m (10' 6" x 10' 5") UPVC double glazed window to the rear, fitted wardrobe, wood effect laminate flooring, ceiling spotlights and radiator. 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. Extractor fan and radiator.

Bedroom 2

3.15m x 2.38m (10' 4" x 7' 10") UPVC double glazed window to the front with open views, wood effect laminate flooring and radiator.

Bedroom 3

2.39m x 2.03m (7' 10" x 6' 8") UPVC double glazed window to the front with open views, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear, extractor fan and radiator.

Outside

To the front of the property, a tarmacadam driveway provides off road parking, leading to the storage room measuring 2.78m x 1.2m with roll up door and power. The from is enclosed by gravel and hedge borders. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area, artificial lawn, external tap. Other features include a wooden double glazed garden room measuring 3.5m x 3.4m with power. The garden is enclosed by timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information: the boiler is in the kitchen and is 3 years old. The boiler was serviced September 2025.