

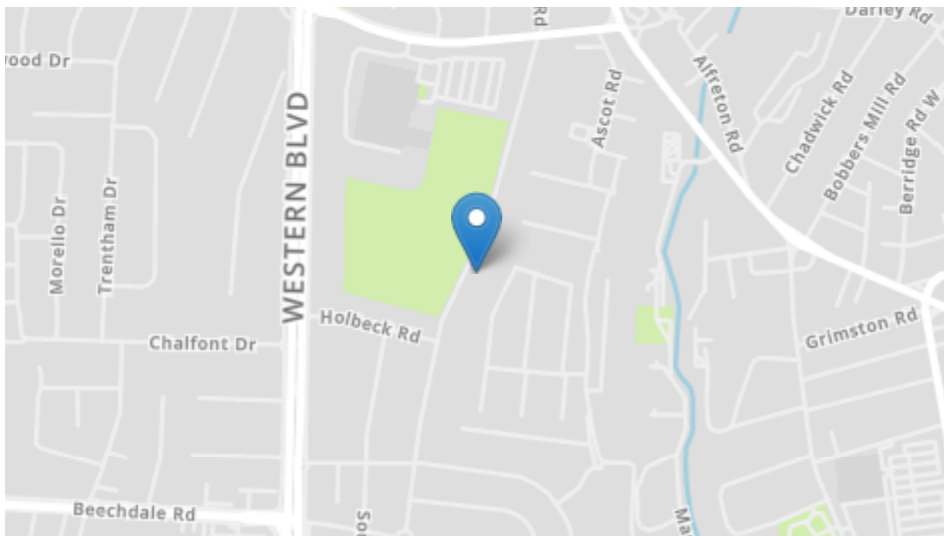
Grassington Road, NG8 3PA

Offers Over £300,000



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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	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Conservatory
- Off Road Parking & Garage
- Private Rear Garden
- Ease Of Access To Nottingham City Centre
- 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 - 28001712

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



*** DON'T LET THE GRASS GROW UNDER YOUR FEET! *** You will get your roots down in this lovely 3 bedroom detached family home, which is located very conveniently for the city centre and A610. Boasting internally a living room, dining room, fitted kitchen, 3 bedrooms and family bathroom the property benefits outside from a private and enclosed garden, garage and private driveway. Offered with NO UPWARD CHAIN the property needs to be viewed to be fully appreciated, so call us now to book your viewing! *** ACT NOW FOR THE CHANCE TO BEAT THE STAMP DUTY INCREASE - OUR EXPERIENCED TEAM ARE READY TO TAKE YOUR CALL. ***

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, under stairs storage, engineered oak flooring and doors to the WC and lounge.

WC

WC, wall mounted sink, tiled flooring and radiator.

Lounge

4.42m x 3.3m (14' 6" x 10' 10") UPVC double glazed bay window to the front, radiator, engineered oak flooring and double doors to the dining room.

Dining Room

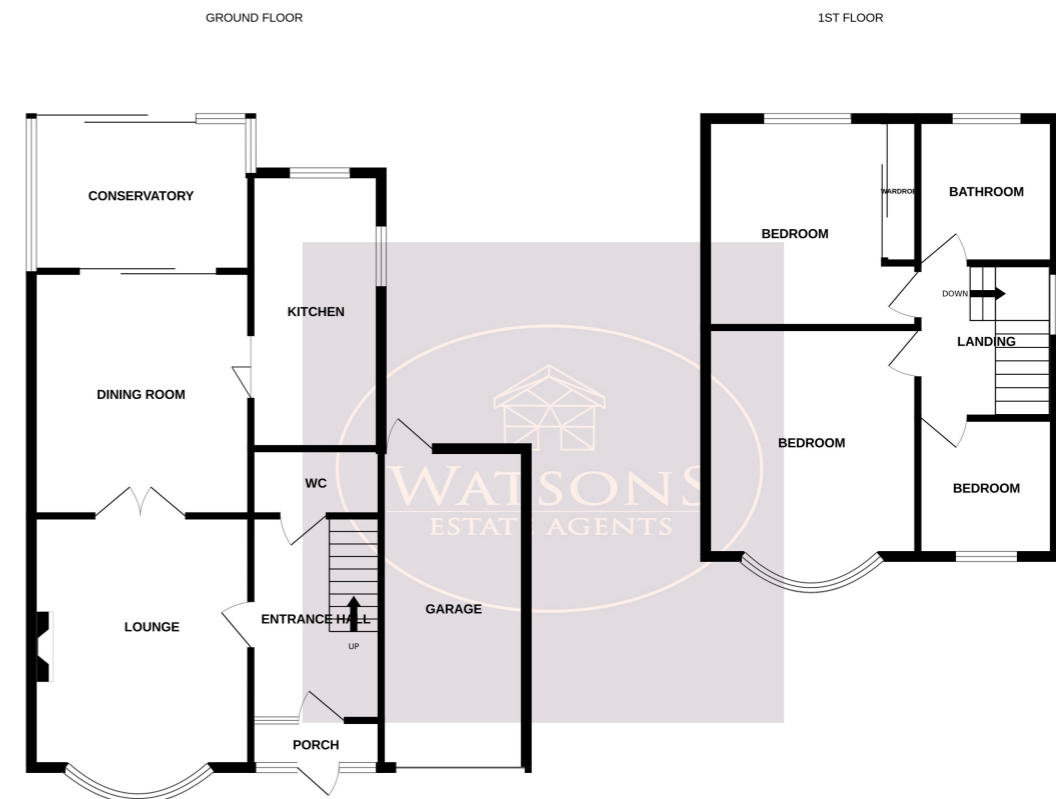
4.08m x 3.41m (13' 5" x 11' 2") Radiator, engineered oak flooring and sliding patio doors to the conservatory.

Kitchen

4.25m x 1.96m (13' 11" x 6' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob, washing machine and dishwasher. UPVC double glazed windows to the rear & side, radiator and porcelain tiled flooring. Door to the side.

Conservatory

Brick & uPVC double glazed construction, tiled flooring and radiator. French doors to the rear garden.



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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First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded) and doors to all bedrooms and shower room.

Bedroom 1

4.42m into the bay x 3.4m (14' 6" x 11' 2") UPVC double glazed bay window to the front and radiator.

Bedroom 2

No measurements UPVC double glazed window to the rear, sliding door wardrobes and radiator.

Bedroom 3

2.2m x 2.14m (7' 3" x 7' 0") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle with mains fed shower. Chrome heated towel rail, extractor fan, tiled flooring and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, a tarmac driveway provides off road parking leading to the single garage with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area and turfed lawn. The garden is enclosed by timber fencing to the perimeter.