

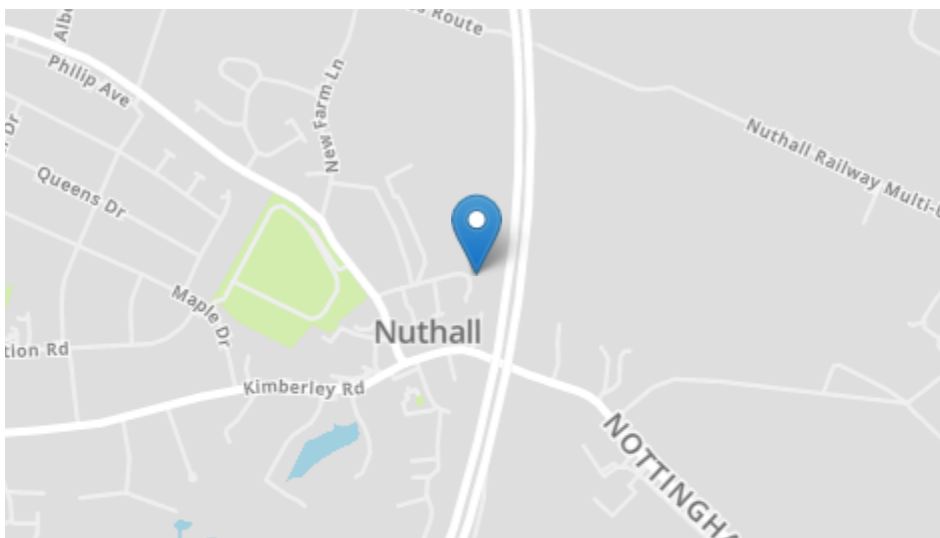
Back Lane, Nuthall, NG16 1BT

OFFERS OVER £260,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Barn Conversion
- 2 DOUBLE Bedrooms
- Modern Kitchen & Bathroom
- Driveway & Garage
- Private Rear Garden
- Ease Of Access To A610 & M1
- Character & Charm Throughout
- Exclusive Plot
- No Upward Chain

Our Seller says....

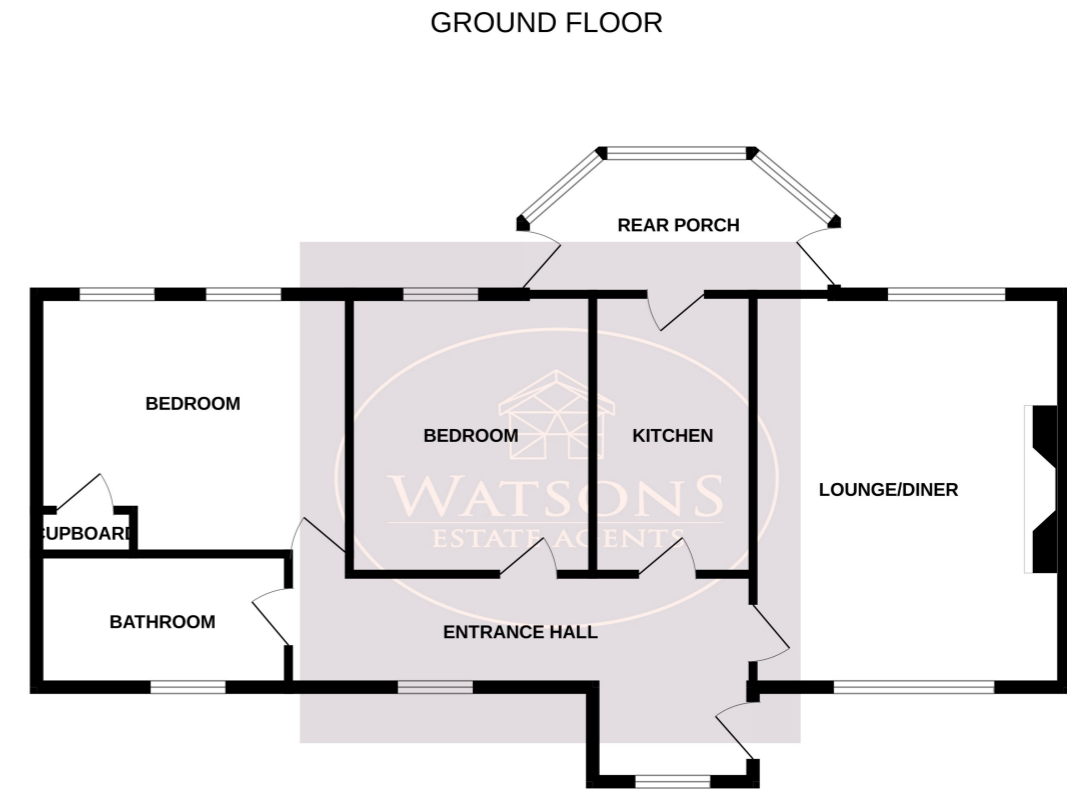
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27521385

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



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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***** CHARACTER & CONVENIENCE ***** Nestled away at the end of a quiet street in Nuthall, is a small cluster of farm buildings which have been converted to provide distinctive accommodation. This 2 bedroom barn conversion offers the opportunity to enjoy seclusion without being too cut off. With genuine character throughout, the accommodation provides well proportioned space over one level, comprising in brief: entrance hall, lounge diner, kitchen, 2 DOUBLE bedrooms and bathroom, rear porch. Outside, the property is accessed via a driveway shared by only 2 other dwellings and the detached single garage allows space to park in front. A gate then allows joint access to this and the adjoining home, both with modest garden space which enjoy a high level of privacy. Situated close to J26 of the M1, the property is also within walking distance of a regular bus service, whilst Kimberley Town Centre & Tram Park & Ride are less than a mile away. There is NO UPWARD chain, so call our sales team now to arrange a viewing.

Entrance Hall

Wooden entrance door, cloak area, solid oak flooring, 2 wooden double glazed windows to the front, radiator, access to the attic (fully boarded with drop down ladder) and doors to all rooms.

Lounge Diner

5.25m x 4.15m (17' 3" x 13' 7") UPVC double glazed wooden windows to the front & side, full height Inglenook fireplace with inset space for multi fuel burner, ceiling beams and radiator.

Kitchen

3.75m x 2.13m (12' 4" x 7' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, dishwasher, fridge, freezer and combination boiler. Plumbing for washing machine, tiled flooring, ceiling spotlights, wooden double glazed window to the rear, doors to the entrance hall and rear porch.

Rear Porch

Brick & uPVC double glazed construction, poly carbonate roof, tiled flooring and wooden doors to the both sides.

Bedroom 1

4.19m x 3.49m (13' 9" x 11' 5") Wooden double glazed window to the rear and radiator.

Bedroom 2

3.77m x 3.26m (12' 4" x 10' 8") 2 wooden double glazed windows to the rear, built in storage cupboard and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle with mains fed dual rainfall effect shower over. Heated towel rail, ceiling spotlights, extractor fan and obscured wooden double glazed window to the front.

Outside

To the front of the property are flower bed borders with a range of plants & shrub with a single garage and parking for one car to the front. The rear garden offers a good level of privacy and comprises a paved patio, flower bed borders with a range of plants & shrubs and is enclosed by wall & timber fencing to the perimeter.