

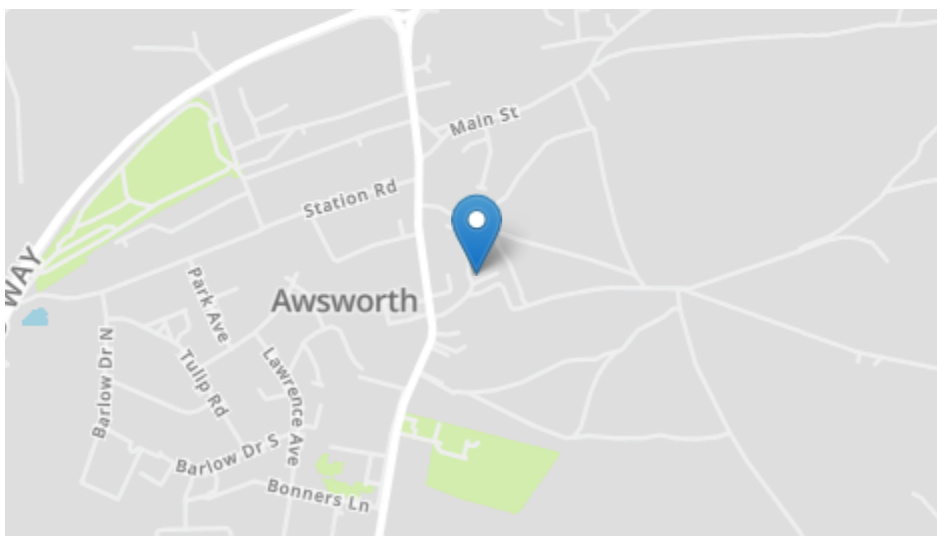
Old School Lane, Awsworth, NG16 2WX

£250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 29000815

- Modern Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- En Suite & Family Bathroom
- Off Road Parking
- Short Drive To Kimberley Town Centre & Ikea Retail Park
- Excellent Road & Public Transport Links

Our Seller says....

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.



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*** FABULOUS FIRST HOME *** Nestled on a sought-after modern development in Awsworth, this beautifully presented three-bedroom semi-detached home is ideal for first-time buyers and growing families. Step inside to a welcoming hallway, two generous reception rooms perfect for relaxing and entertaining, a stylish kitchen, and handy downstairs WC. Upstairs, three well-proportioned bedrooms await, including a peaceful principal suite with private en-suite, plus a modern family bathroom. Outside, a private driveway offers off-road parking, while the fully enclosed rear garden provides a wonderful private retreat, ready-made for summer entertaining and family gatherings. Ideally placed moments from the village centre, with the popular IKEA retail park, excellent transport links, and highly regarded schools all close at hand. Early viewing highly recommended!

Ground Floor

Entrance Hall

Entrance door to the front, radiator and doors to the WC and lounge.

WC

WC, pedestal sink unit, radiator and wood effect laminate flooring.

Lounge

5.62m x 3.87m (18' 5" x 12' 8") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring, stairs to the first floor and door to the dining room.

Dining Room

3.2m x 2.43m (10' 6" x 8' 0") Wood effect laminate floor, radiator, French doors to the rear garden and open to the kitchen.

Kitchen

3.33m x 2.42m (10' 11" x 7' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & hob with extractor over and dishwasher. Plumbing for washing machine, wood effect laminate flooring, uPVC double glazed window to the rear, ceiling spotlights and radiator. Wall mounted combination boiler.

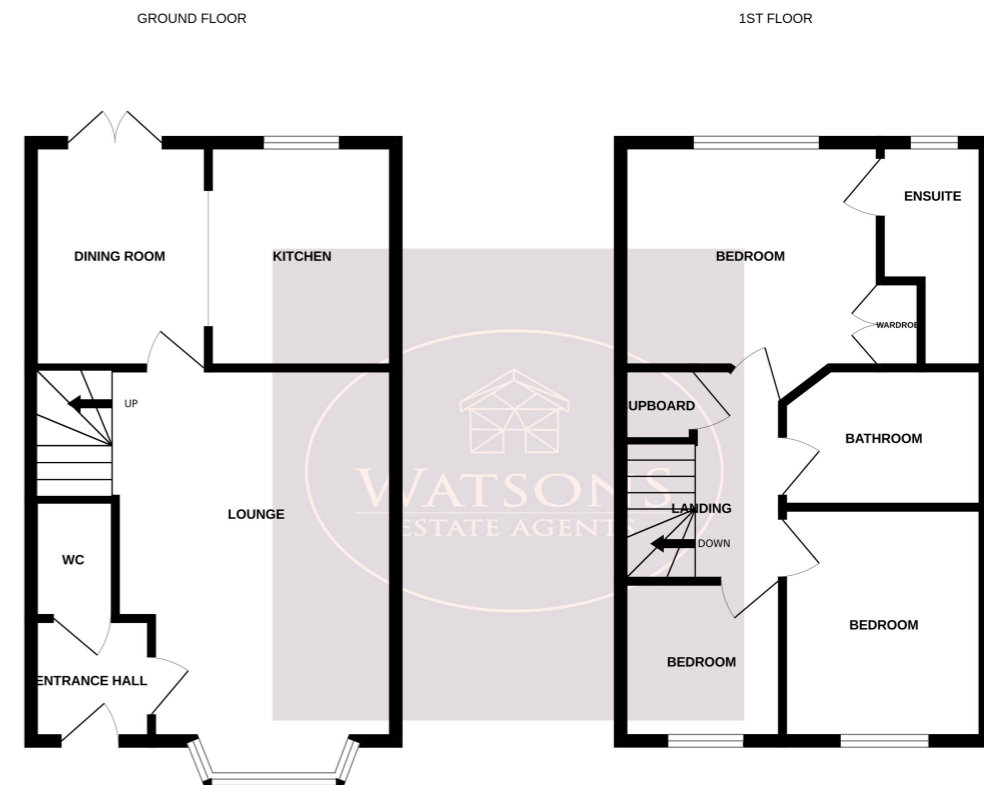
First Floor

Landing

Airing cupboard, access to the attic (fully boarded) offering further storage space and doors to all bedrooms and bathroom.

Primary Bedroom

3.21m x 3.2m (10' 6" x 10' 6") UPVC double glazed window to the rear, fitted wardrobes, 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.
Made with Metropix 12/2026

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail and ceiling spotlights.

Bedroom 2

3.39m x 2.76m (11' 1" x 9' 1") UPVC double glazed window to the front and radiator.

Bedroom 3

2.22m x 2.21m (7' 3" x 7' 3") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Chrome heated towel rail, ceiling spotlights, extractor fan.

Outside

To the front of the property is a small flower bed with a range of mature plants & shrubs. Adjacent to the property are 2 parking spaces. The rear garden offers a good level of privacy and comprises a paved patio seating area, raised railway sleep flower beds with a range of plants & shrubs and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is a year old. It was last serviced in 2026.