

Barlows Cottages Lane, NG16 2QW

Offers Over £280,000



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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		
	73	78
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC
- Conservatory
- Off Road Parking
- 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 - 29262230

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



*** A HOME TO BE PROUD OF *** More than meets the eye on Barlows Cottages Lane. A beautifully presented three bedroom semi-detached home in this sought after position in Awsworth. Features include two reception rooms, a downstairs WC, en-suite to primary bedrooms, and private rear garden. Briefly comprising; entrance hallway, downstairs WC, kitchen, living room, dining room/reception room, conservatory. To the first floor, three bedrooms, primary with en-suite, and family bathroom. Outside, driveway to the front providing off road parking, and private enclosed garden to the rear. Located on the edge of the village, nearby amenities include favoured schools, shops, the Giltbrook retail park, and the surrounding towns of Kimberley, Ilkeston and Eastwood, along with superb road links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, wooden flooring, radiator and doors to the WC, kitchen and lounge area.

WC

WC, vanity sink unit, obscured uPVC double glazed window to the front, radiator and wooden flooring.

Kitchen

3.43m x 1.78m (11' 3" x 5' 10") A range of matching wall & base units, wooden work surfaces incorporating a sink & drainer unit. Integrated appliances to include: waist heigh electric oven & hob with extractor over, dishwasher and fridge freezer. Vinyl tiled flooring, ceiling spotlights and uPVC double glazed window to the front.

Lounge Area

4.09m x 3.56m (13' 5" x 11' 8") UPVC double glazed window to the rear, radiator, wooden flooring, open to the dining area and door to the stairs to the first floor. French doors to the conservatory.

Dining area

5.54m x 2.62m (18' 2" x 8' 7") UPVC double glazed windows to the front & rear, radiator and ceiling spotlights.

Conservatory

3.2m x 1.86m (10' 6" x 6' 1") Brick & uPVC double glazed construction, wooden flooring and French doors to the rear garden.

First Floor

Landing

Access to the attic (fully boarded) and doors to all bedrooms and bathroom.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bedroom 1

3.75m x 2.61m (12' 4" x 8' 7") UPVC double glazed window to the front, sliding door wardrobes, ceiling spotlights, radiator and door to the en suite.

En Suite

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

Bedroom 2

4.03m x 3.79m (13' 3" x 12' 5") UPVC double glazed window to the front, fitted wardrobe, storage cupboard, wooden flooring and radiator.

Bedroom 3

3.49m x 1.95m (11' 5" x 6' 5") UPVC double glazed window to the rear, wooden flooring and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Wood effect flooring, obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a paved area and gravel beds. A tarmacadam driveway running alongside the property provides ample off road parking. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area, step ups to an artificial lawn, flower bed borders and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the rear.