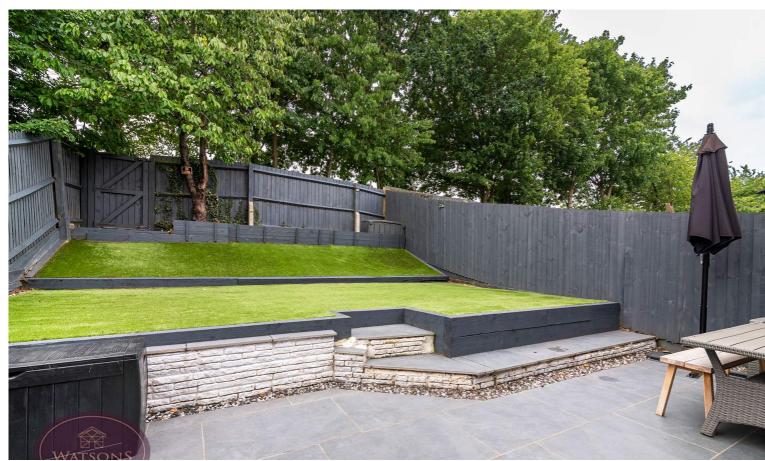
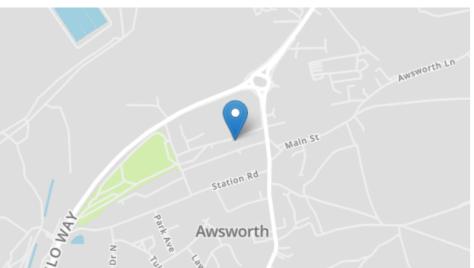


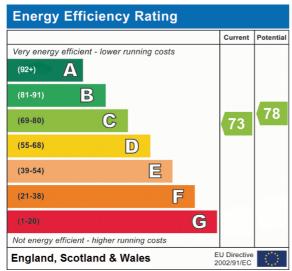
Barlows Cottages Lane, NG16 2QW

Offers Over £280,000



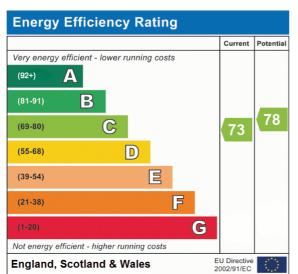






want to view? Call us on 0115 938 5577 Our lines are open 8am - 8pm 7 Days a week or email mail@watsons-residential.co.uk

Ref - 29262230







Our Seller says....



Semi Detached Family Home

• 3 Bedrooms

WATSONS

- 2 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC
- Conservatory
- Off Road Parking
- · Private South Facing Rear Garden
- Excellent Road & Public Transport Links





*** 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, 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.



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.