

Babbington Lane, Kimberley, NG16 2PR

Offers Over £270,000



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- Detached Family Home
- 3 Bedrooms
- Open Plan Lounge & Dining Area
- Private Low Maintenance Rear Garden
- Ample Off Road Parking & Detached Single Garage
- Short Drive Drive Kimberley Town Centre
- Popular Rural Location
- Favoured School Catchment

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 - 29326838

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



*** SETTLE DOWN IN 'SWINGATE' *** This 3 bedroom detached house is located in the Swingate area of Kimberley, popular for its proximity to schools, the Town Centre and the countryside, perfect for buyers with children and pets. The accommodation comprises in brief; entrance porch, entrance hall, storage cupboard, open plan lounge and dining with area with sliding doors to the rear garden and kitchen fitted with modern high gloss units. On the first floor, the landing leads to 3 bedroom and the shower room which has a modern white suite. Outside, the rear garden is privately enclosed with patio area and fencing to the perimeter. To the front of he property there is a gated driveway, leading to a gravel driveway providing off road parking for 3 cars. A further driveway to the side leads to a covered carport and detached single garage with up and over door. Babbington Lane is within walking distance to a range of local shops and amenities including a supermarket, leisure centre, doctors, dentist, equestrian facilities and a few traditional pubs. Nearby schools include Kimberley primary, Cherubs day nursery and The Kimberley School & 6th form. There are excellent transport links with easy access to key roads including the A610 which leads to Junction 26 of the M1 motorway. For more information or to book your viewing, call our team.

Ground Floor

Entrance Porch

Composite entrance door, obscured uPVC double glazed windows to both sides, 2 velux windows, radiator and door to the entrance hall.

Entrance Hall

Door to the lounge and storage cupboard.

Lounge

4.82m x 3.02m (15' 10" x 9' 11") UPVC double glazed window to the front, radiator, Herringbone flooring, stairs to the first floor and open plan to the dining area.

Dining Area

2.97m x 2.8m (9' 9" x 9' 2") Sliding patio doors to the rear garden, Herringbone flooring, radiator and door to the kitchen.

Kitchen

3.23m x 2.98m (10' 7" x 9' 9") A range of matching high gloss wall & base units, work surfaces incorporating a one & a quarter bowl stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over, plumbing for washing machine and dishwasher. Tiled flooring, uPVC double glazed window to the rear and door to the rear garden.

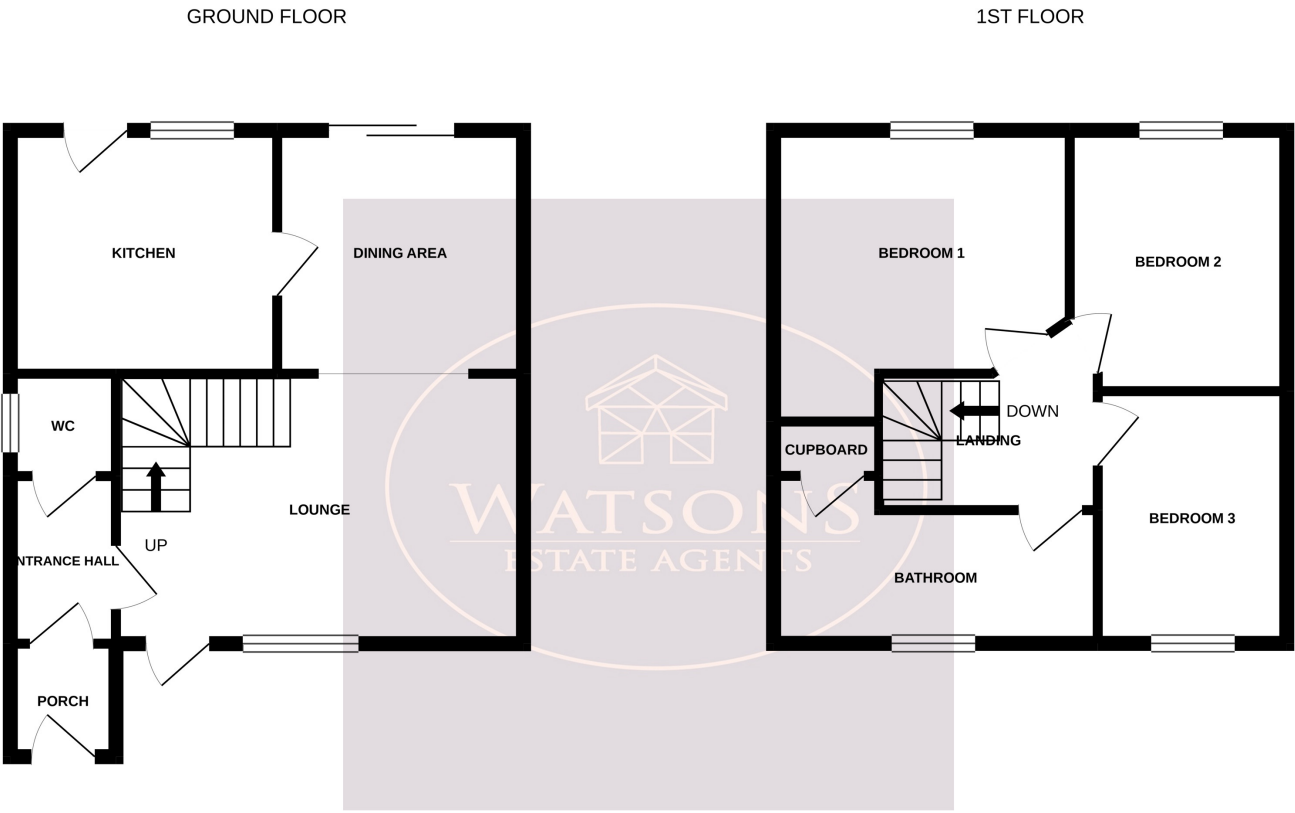
First Floor

Landing

Access to the attic (partly boarded) and doors to all bedrooms and shower room.

Bedroom 1

3.55m x 2.98m (plus recess) (11' 8" x 9' 9") UPVC double glazed window to the rear, radiator, arched recess with ample room for a double wardrobe.



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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Bedroom 2

3.09m x 2.62m (10' 2" x 8' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.01m x 2.27m (9' 11" x 7' 5") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and corner shower cubical with dual rainfall effect shower. Airing cupboard housing the Worcester Bosch combination boiler. Obscured uPVC double glazed window to the front and radiator.

Outside

To the front of the property a tarmacadam driveway provides off road parking for 3 vehicles. The driveway runs alongside the property through a covered carport with electric roll up door and leads to the detached single garage with up and over door, power and an access door to the garden. The front is enclosed by wall and hedge borders and secured by double electric gates to the front. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, seating area with uncovered pergola, raised railway sleep plants with a range of plants & shrubs and an artificial lawn. The garden is enclosed by timber fencing to the perimeter.