

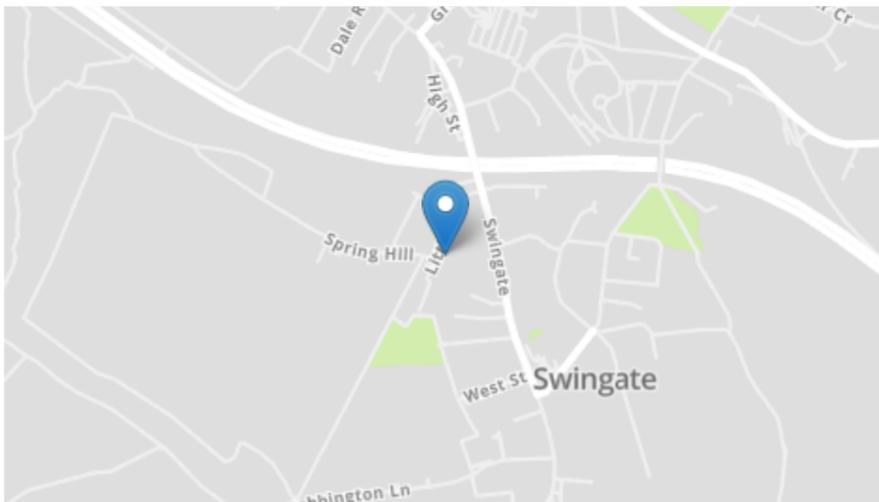
Little Lane, Kimberley, NG16 2PE

Guide Price £400,000



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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	64	
(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 - 27347774

Our Seller says....

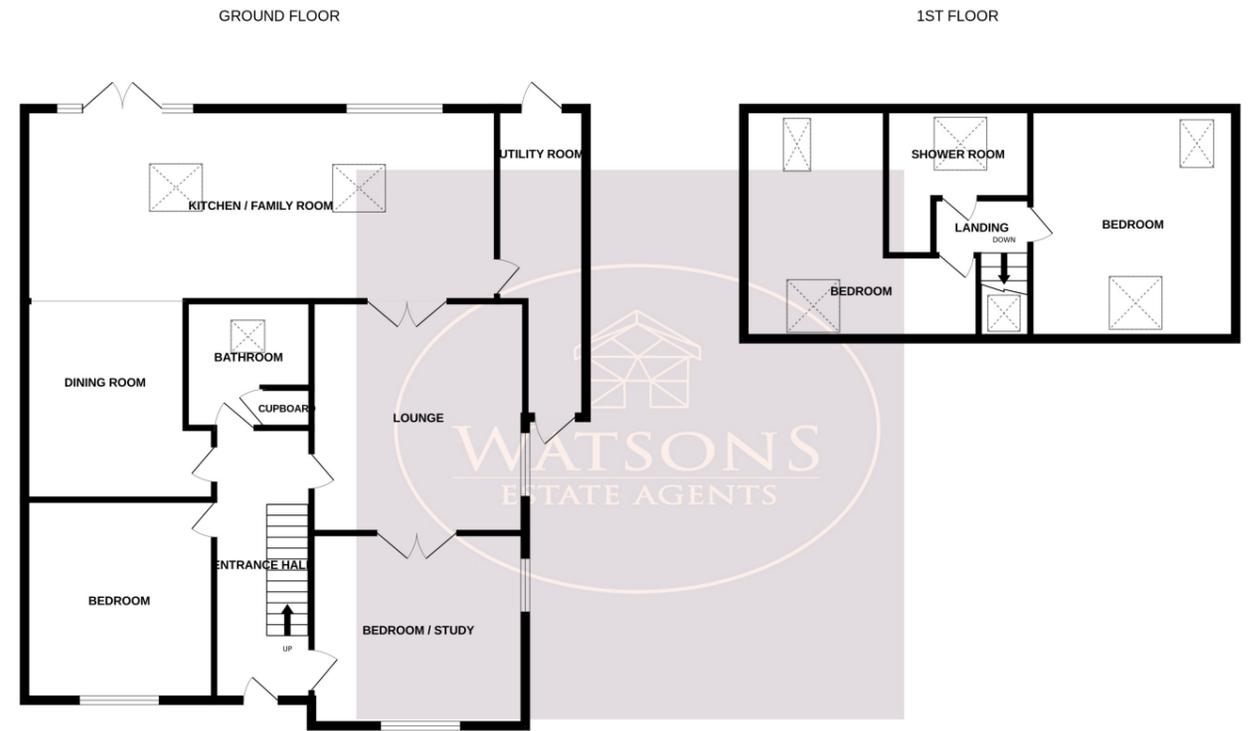
- Extended Detached Dormer Bungalow
- 4 Double Bedrooms
- Modern Generous Dining Kitchen
- 2 Reception Rooms
- Downstairs Bathroom & First Floor Shower Room
- Ample Off Road Parking
- Private Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Cul De Sac Location

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
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0115 938 5577
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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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*** GUIDE PRICE £400,000 - £425,000 *** BIG SPACE ON LITTLE LANE! *** If you have been searching for a spacious FOREVER HOME in a great location which doesn't require much work - this EXTENDED detached dormer bungalow in Kimberley could be the one for you. Not only is it nestled at the end of a quiet cul de sac with countryside walks on the doorstep, it is also within walking distance of all the shops & amenities of Kimberley Town Centre. The deceptively spacious & versatile accommodation comprises in brief: entrance hall, two bedrooms which would also be used as a study and a superb open plan lounge/sitting/dining area running across the rear, utility room and bathroom to complete the ground floor. Bedrooms 1 & 4 are upstairs, along with a further shower room. Outside, there is good off street parking provision to the front, whilst the low maintenance rear enjoys a high level of privacy. As well as easy access to shops, this desirable location is within walking distance of favoured schools and dog owners will really appreciate the beautiful countryside. This is one which really MUST BE VIEWED to fully appreciate, so call us now to arrange an appointment.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, solid wood flooring, stairs to the first floor and doors to the study/bedroom 3, snug, bedroom 2, downstairs bathroom and lounge/sitting/dining room.

Lounge/Sitting/Dining Room

4.34m x 3.98m (14' 3" x 13' 1") UPVC double glazed window to the side, radiator and French doors to the study/bedroom 2.

Study/Bedroom 2

4.06m x 3.65m (13' 4" x 12' 0") UPVC double glazed windows to the front and radiator.

Bedroom 3

3.94m x 3.56m (12' 11" x 11' 8") UPVC double glazed windows to the front & side, exposed wooden flooring and radiator.

Dining Kitchen

9.3m x 3.64m (30' 6" x 11' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl ceramic sink & drainer unit. Integrated appliances to include: waist height electric oven & grill, electric hob with extractor over, microwave and fridge freezer. Plumbing for dishwasher, breakfast bar and mobile central island offering further storage space. Tiled flooring, uPVC double glazed window to the rear, 2 ceiling domes, ceiling spotlights, feature lighting, radiator. French doors to the rear garden, open to the snug and French doors to the lounge/sitting/dining room. Door to the utility room.

Utility Room

3.65m x 1.61m (12' 0" x 5' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, tiled flooring, ceiling spotlights, door to the rear garden and open to the lobby

Lobby

Radiator and door to the front.

Dining Room

3.64m x 3.97m (11' 11" x 13' 0") Tiled flooring, radiator and open to the dining kitchen.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Velux window, heated towel rail, ceiling spotlights.

First Floor

Landing

Velux window and doors to bedrooms 1 & 4 and shower room.

Bedroom 1

4.46m x 3.88m (14' 8" x 12' 9") 2 velux windows, radiator and integrated eaves storage.

Bedroom 4 (L shaped)

4.51m (2.47m max) x 4.31m (2.0 m max) (14' 10" x 14' 2") 2 velux windows and radiator.

Shower Room

3 piece shite in white comprising WC, vanity sink unit and shower cubicle with mains fed shower over. Heated towel rail and velux window.

Outside

To the front of the property are flower bed borders. A block paved driveway provides ample off road parking. The garden is enclosed by wall and timber fencing to the perimeter. The rear garden offers a good level of privacy and comprises an artificial lawn, flower bed borders with a range of mature plants & shrubs, gravel borders, timber built shed, external power points & tap and is enclosed by wall & timber fencing to the perimeter.