

Wighay Road, Hucknall, NG15 8AR

Offers Over £200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>67</b>	<b>88</b>
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 2 Double Bedrooms
- Generous Lounge
- Modern Dining Kitchen
- South Facing Rear Garden
- Off Road Parking
- Short Drive To Hucknall Town Centre
- Ease of Access to M1

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 - 30129674

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



\*\*\* GET A 'WIG'GLE ON, THIS ONE WON'T HANG AROUND! \*\*\* Located close to the sought after village of Linby, is this superb two bedroom semi-detached property which would make an ideal first time purchase. Features include a generous lounge, a modern dining kitchen, two double bedrooms, off road parking, and a private south-facing rear garden with a summerhouse. Briefly comprising; entrance hallway, lounge, dining kitchen, pantry. To the first floor, two double bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, whilst to the rear is a generous south-facing garden with a summerhouse/workshop. Located in Hucknall, and on the border of Linby, nearby there are fantastic amenities including supermarkets, schools, Hucknall town centre, tram, bus and road links. Contact Watsons to arrange a viewing.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, wood effect laminate flooring, radiator, stairs to the first floor and door to the lounge.

### Lounge

4.16m x 3.47m (13' 8" x 11' 5") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring, feature Inglenook fireplace and door to the dining kitchen.

### Dining Kitchen

4.51m x 3.26m (14' 10" x 10' 8") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker with extractor over, plumbing for washing machine and integrated dishwasher. UPVC double glazed window to the rear, ceiling spotlights, wood effect laminate flooring, radiator. Archway to the pantry and French doors to the rear garden.

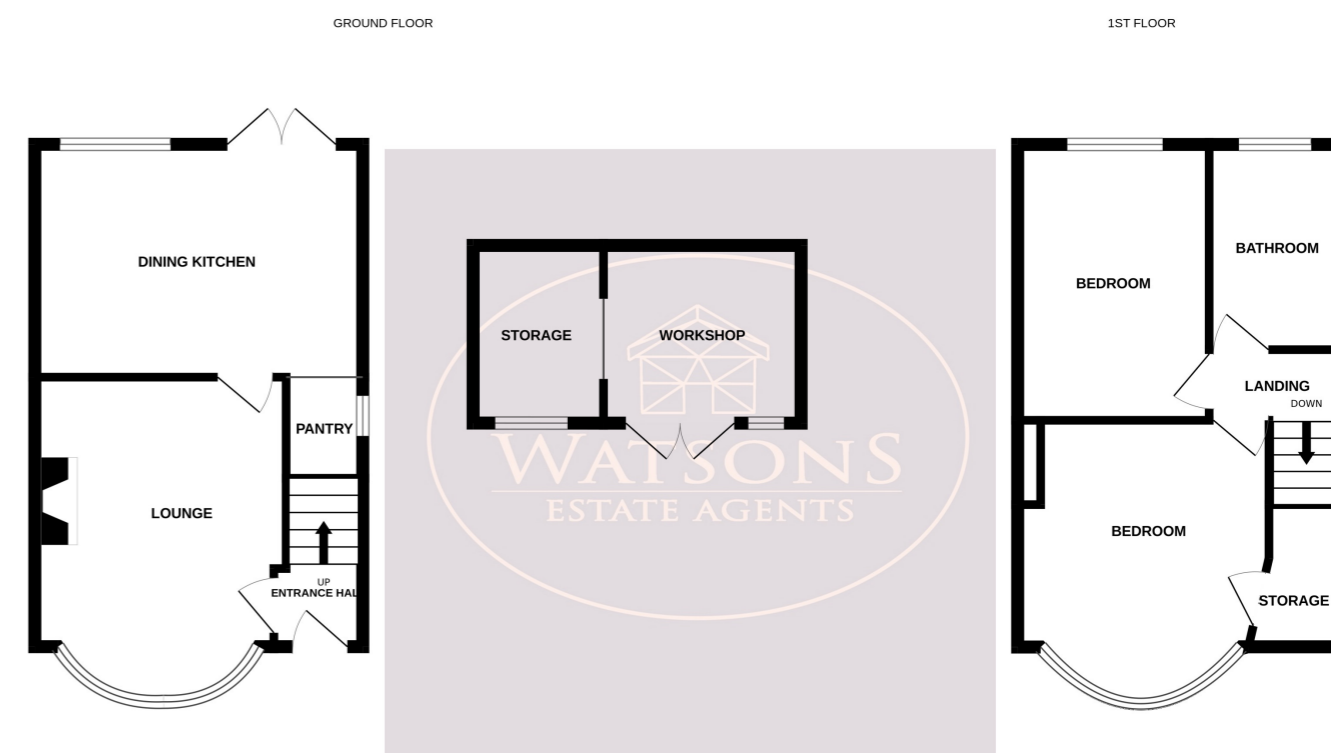
## First Floor

### Landing

UPVC double glazed window to the side, access to the attic (partly boarded), ceiling spotlights and doors to both bedrooms and bathroom.

### Bedrom 1

3.56m x 3.52m (11' 8" x 11' 7") UPVC double glazed bay window to the front, door to the storage cupboard and radiator.



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

3.84m x 2.65m (12' 7" x 8' 8") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear, chrome heated towel rail, wall mounted combination boiler and tiled flooring.

### Outside

To the front of the property a block paved driveway provides ample off road parking. The South facing rear garden comprises a paved patio seating area, gravel beds, flower bed borders with a range of plants & shrubs, timber built summer house currently used as a workshop and offering further storage space with French doors to the front and timber decking. 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 bathroom and is 12 years old and was last serviced in July 2025.