

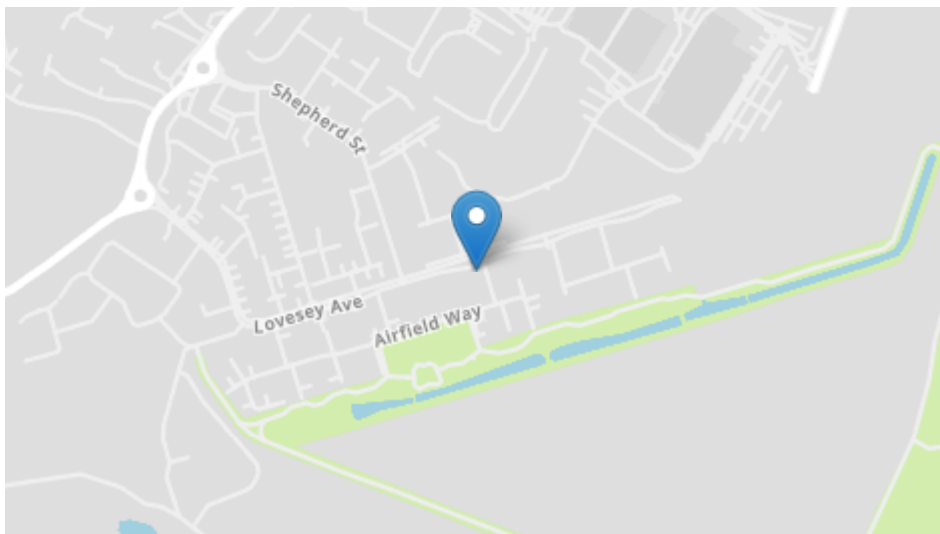
Lovesey Avenue, Hucknall, NG15 6WQ

Guide Price £350,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Double Bedrooms
- 3 Reception Rooms
- En Suite & Dressing Room To Primary Bedroom
- Downstairs WC & Utility Room
- Off Road Parking
- Popular Residential Location
- 6 Years NHBC Warranty

Our Seller says....

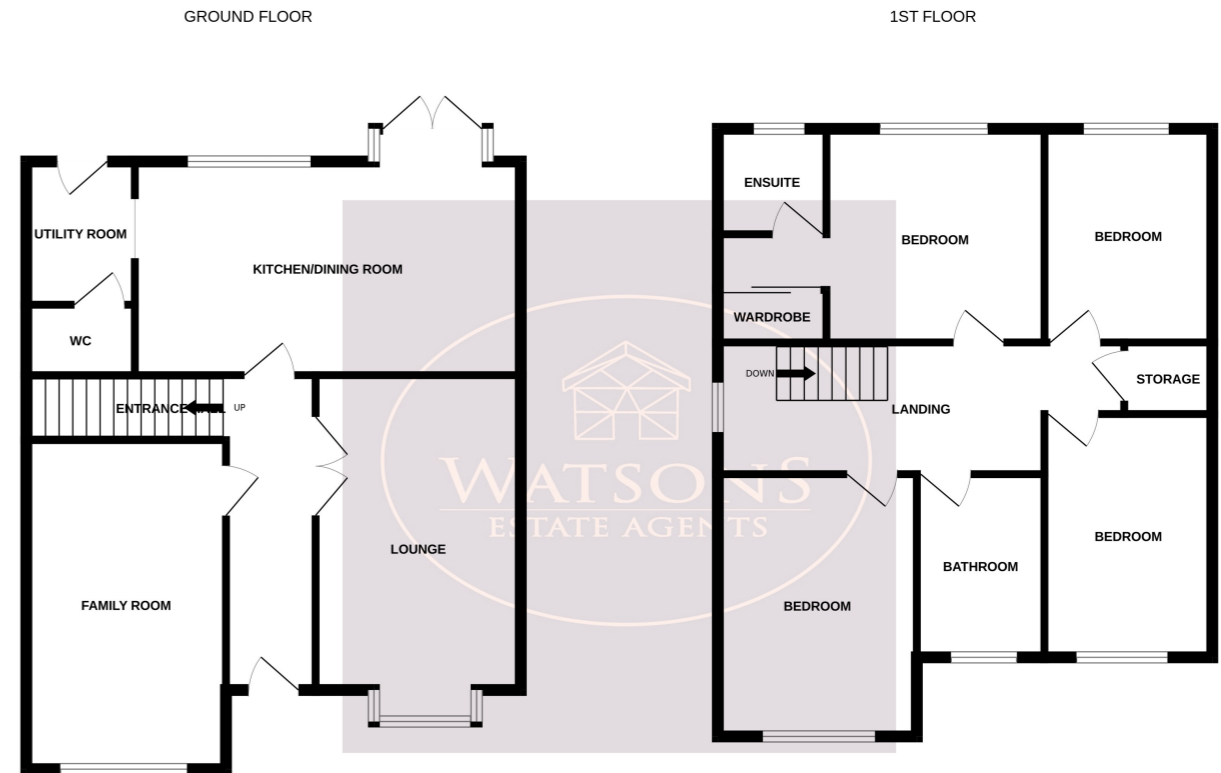
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27015384

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.



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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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\*\*\* COULD THIS BE YOUR FOREVER FAMILY HOME? \*\*\* Built by Harron Homes in 2019, this modern detached house is exceptionally presented throughout and provides everything you'd need in a long term family home. The accommodation remains in excellent condition and the garage has been converted to provide an additional reception room, comprising in brief: entrance hallway, lounge, study, open plan kitchen diner fitted with high gloss units and integrated appliance and a separate utility room with access to downstairs wc. On the first floor, the landing leads to the family bathroom and four DOUBLE bedrooms, with bedroom one having a dressing area as well as en suite facilities. Outside, south-facing rear garden is predominantly lawned with two paved patio areas and a timber fenced perimeter whilst a block paved driveway to the front provides good off street parking. Lovesey Avenue is conveniently located between Hucknall & Kimberley Town Centres, both of which provide a range of shops, amenities and public services including doctors, pharmacies and vets. Key roads nearby include the A611 & A608 which leads to Junction 27 of the M1 and for those who love the outdoors, countryside walks around Watnall and Moorgreen are within easy reach. With so much to offer, we're confident this property will not be on the market long, so call our team to book your viewing!

**Ground Floor**

**Entrance Hall**

Composite entrance door to the front, stairs to the first floor, radiator and French doors to the lounge, doors to the dining room and kitchen.

**Lounge**

4.5m (5.28m into the bay) x 3.1m (14' 9" x 10' 2") UPVC double glazed bay window to the front, radiator.

**Study**

5m x 3.12m (16' 5" x 10' 3") UPVC double glazed window to the front and radiator.

**Dining Kitchen**

5.9m x 3.24m (19' 4" x 10' 8") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, dishwasher and fridge freezer. Radiator, ceiling spotlights, uPVC double glazed window to the rear, French doors leading to the rear garden and door to the utility room.

**Utility Room (Access To WC)**

2.17m x 1.68m (7' 1" x 5' 6") Plumbing for washing machine, radiator and doors to the WC and rear garden.

**WC**

WC, floating sink, extractor fan and radiator.

**First Floor**

**Landing**

UPVC double glazed window to the side, access to the attic, radiator, airing cupboard housing the hot water tank and doors to all bedrooms and bathroom.

**Primary Bedroom**

3.32m x 3.13m (10' 11" x 10' 3") UPVC double glazed window to the rear, radiator and archway through to the dressing area.

**Dressing Area**

Fitted sliding door wardrobe, ceiling spotlights and door to the en suite.

**En Suite**

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Radiator, obscured uPVC double glazed window to the front, extractor fan and ceiling spotlights.

**Bedroom 2**

4.0m x 2.79m (2.97m max) (13' 1" x 9' 2") UPVC double glazed window to the front and radiator.

**Bedroom 3**

3.55m x 2.7m (11' 8" x 8' 10") UPVC double glazed window to the front and radiator.

**Bedroom 4**

3.32m x 2.72m (10' 11" x 8' 11") UPVC double glazed window to the rear and radiator.

**Bathroom**

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle.

**Outside**

To the front of the property a paved driveway provides ample off road parking. The rear garden comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.