

HoldenCopley

PREPARE TO BE MOVED

Cromwell Crescent, Lambley, Nottinghamshire NG4 4PJ

Guide Price £260,000 - £270,000

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LOCATION, LOCATION, LOCATION...

This three bedroom semi-detached house is situated in a quiet, rural location surrounded by the lovely countryside and has easy access to various local amenities and commuting links. This property boasts spacious accommodation both inside and out making it a great purchase for any family buyer. To the ground floor is an entrance hall, a living room, a modern kitchen and a conservatory complete with a walk-in pantry, a utility room and a W/C. The first floor offers three good sized bedrooms serviced by a three-piece bathroom suite. Outside to the front is a driveway with access into the garage and to the rear is a generous sized south-facing garden.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Kitchen Diner With Pantry
- Utility & W/C
- Conservatory
- Three-Piece Bathroom Suite
- Generous Sized South-Facing Garden
- Driveway & Garage
- Leased Solar Panels
- Quiet Location





GROUND FLOOR

Entrance Hall

12'10" x 6'0" (3.93m x 1.84m)

The entrance hall has wood effect flooring, carpeted stairs, a radiator, coving to the ceiling, a UPVC double glazed window to the front elevation and a single UPVC door providing access into the accommodation

Living Room

12'8" x 12'5" (3.88m x 3.81m)

The living room has a UPVC double glazed window to the rear elevation, wood effect flooring, a radiator, a TV point and a feature fireplace with a decorative surround

Kitchen Diner

18'10" x 10'4" (5.76m x 3.16m)

The kitchen has a range of fitted base and wall units with worktops, an inverted sink and a half with a swan neck mixer tap, an integrated dishwasher, an integrated double oven, a five ring gas hob with an extractor fan, an integrated fridge freezer, tiled flooring, a vertical radiator, space for a dining table, a UPVC double glazed window to the front and rear elevation and double French doors leading into the conservatory

Utility Room

4'11" x 6'3" (1.50m x 1.93m)

The utility room has fitted base and wall units with worktops, tiled flooring and a single UPVC door providing side access

Pantry

4'11" x 6'1" (1.52m x 1.87m)

The pantry has wall mounted units and houses the boiler

W/C

4'11" x 3'1" (1.52m x 0.94m)

This space has a low level dual flush W/C, a wall mounted wash basin and a UPVC double glazed obscure window to the rear elevation

Conservatory

18'3" x 8'0" (5.57m x 2.46m)

The conservatory has tiled flooring, a radiator, a polycarbonate roof, a range of UPVC double glazed windows to the side and rear elevation and double French doors opening out to the rear garden

FIRST FLOOR

Landing

7'6" x 7'9" (2.30m x 2.37m)

The landing has carpeted flooring, a UPVC double glazed window, coving to the ceiling, a radiator, access to the loft via a drop down ladder and provides access to the first floor accommodation

Bedroom One

10'4" x 9'0" (3.16m x 2.76m)

The first bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, in-built cupboard and a fitted sliding mirrored door wardrobe

Bedroom Two

11'1" x 10'8" (3.39m x 3.26m)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling and a fitted sliding mirrored door wardrobe

Bedroom Three

7'6" x 9'6" (2.29m x 2.91m)

The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bathroom

7'4" x 5'6" (2.26m x 1.69m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, a heated towel rail, tiled flooring, partially tiled walls, coving to the ceiling and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the house is a range of plants and shrubs, a driveway with access into the garage towards the rear

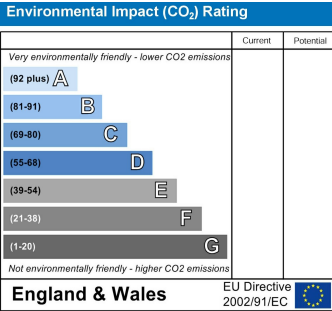
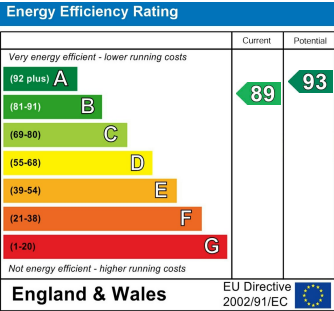
Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a lawn, a range of mature plants and shrubs, a shed, outdoor lighting, fence panelling and gated access

DISCLAIMER

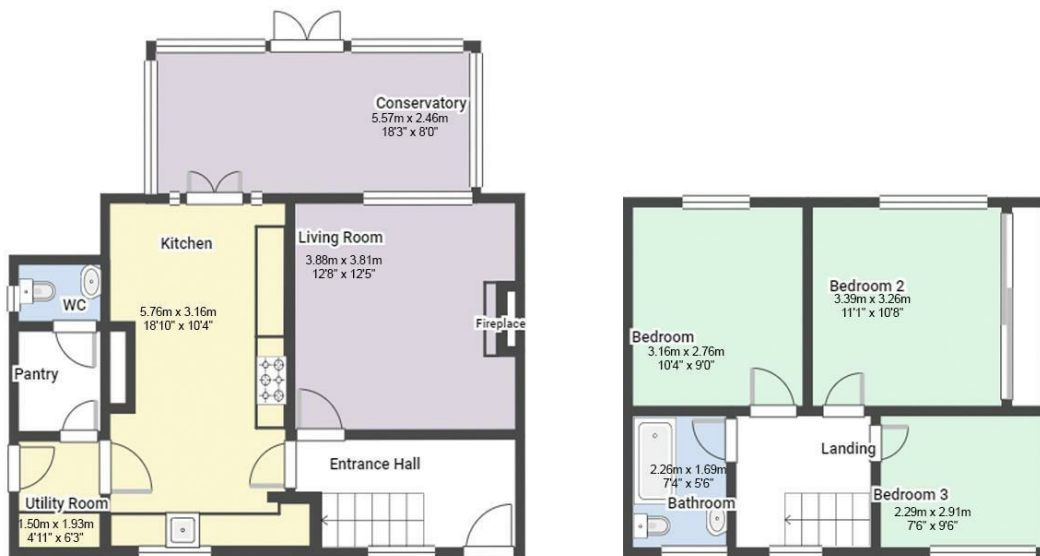
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
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