

HoldenCopley

PREPARE TO BE MOVED

Farleys Lane, Hucknall, Nottinghamshire NG15 6DY

Guide Price £190,000 - £190,000

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GUIDE PRICE £190,000 - £195,000

SPACIOUS FAMILY HOME...

This three bedroom detached house would make the ideal purchase for any first time or family buyers alike as it offers spacious accommodation whilst being well presented throughout. The property benefits from a brand new boiler fitted in February 2021. Situated in a popular location within reach of the many local amenities Hucknall has to offer including shops, eateries, excellent transport links into the City Centre, Titchfield Park and is within catchment area to great schools including Holgate Primary and Nursery School and many more. To the ground floor is an entrance hall, a W/C, a spacious lounge/diner, a modern fitted kitchen and to the first floor are three good sized bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway providing off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Brand New Boiler
- Well Presented Throughout
- Driveway & Garage
- Private Enclosed Garden





GROUND FLOOR

Entrance Hall
16'4" x 7'10" (5.0 x 2.4)

The entrance hall has carpeted flooring, a wall mounted radiator, coving to the ceiling, an understairs cupboard, a UPVC double glazed window to the side elevation and a UPVC double glazed door providing access into the accommodation

W/C
3'3" x 5'10" (1.0 x 1.8)

This space has tiled flooring, a wall mounted radiator, coving to the ceiling, a low level flush W/C, a pedestal wash basin, tiled splashback and a UPVC double glazed obscure window to the side elevation

Lounge/Diner
26'2" x 15'5" (8.0 x 4.7)

The lounge/diner has carpeted flooring, two wall mounted radiators, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, space for a dining table, a UPVC double glazed window to the front elevation and a UPVC double glazed door to the rear garden

Kitchen
9'6" x 11'1" (2.9 x 3.4)

The kitchen has tiled flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, partially tiled walls, an integrated oven with a gas hob and extractor hood, an integrated fridge, space and plumbing for a washing machine, a UPVC double glazed window and single door to the rear garden

FIRST FLOOR

Landing
8'2" x 9'10" (2.5 x 3.0)

The landing has carpeted flooring, coving to the ceiling, a UPVC double glazed window to the side elevation, a built-in cupboard and provides access to a boarded loft and the first floor accommodation

Master Bedroom
15'1" x 14'1" (4.6 x 4.3)

The main bedroom has carpeted flooring, a wall mounted radiator, fitted wardrobes and a UPVC double glazed window to the front elevation

Bedroom Two
12'1" x 15'1" (3.7 x 4.6)

The second bedroom has carpeted flooring, a wall mounted radiator, a range of fitted wardrobes and storage cupboards and a UPVC double glazed window to the rear elevation

Bathroom
9'10" x 6'2" (3.0 x 1.9)

The bathroom has vinyl flooring, a wall mounted radiator, tiled walls, a low level flush W/C, a vanity wash basin with storage, an 'L' shaped bath with a wall mounted shower and a UPVC double glazed obscure window to the side elevation

Bedroom Three
9'10" x 6'2" (3.0 x 1.9)

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

OUTSIDE

Front

To the front of the property is a lawned garden with a range of plants and shrubs, hedged borders, a driveway providing off road parking and access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, panelled fencing and access to a single garage

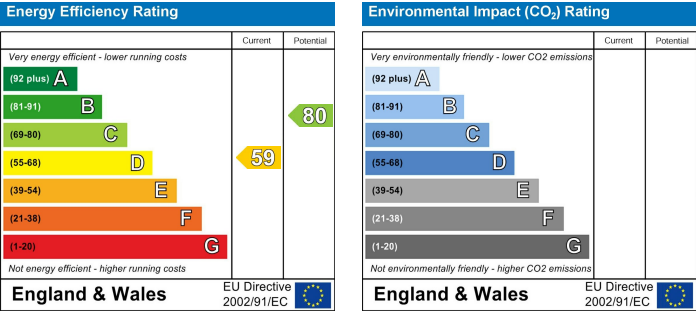
Garage

The garage is located to the rear of the property and benefits from electrical points and lighting

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
596.32 Sq Ft - 55.4 Sq M

Approx. Gross Internal Area of the Entire Property:
1186.08 Sq Ft - 110.19 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
589.75 Sq Ft - 54.79 Sq M

Approx. Gross Internal Area of the Entire Property:
1186.08 Sq Ft - 110.19 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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