

# HoldenCopley

PREPARE TO BE MOVED

Lime Tree Road, Hucknall, Nottinghamshire NG15 6AY

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Guide Price £160,000

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GUIDE PRICE: £160,000 - £180,000

## GREAT STARTER HOME...

Nestled in a quiet and convenient location, this spacious two-bedroom end-terraced house offers plenty of potential to become a fantastic home for a range of buyers. Situated close to a variety of local amenities, the property benefits from excellent transport links via the A611 and is within easy reach of scenic green spaces such as Bestwood Country Park and Bulwell Hall Park. The ground floor comprises an entrance hall leading into a bright and airy living room, offering ample space for both relaxation and dining. The fitted kitchen provides plenty of storage and worktop space, while a versatile lean-to at the rear adds further flexibility for additional living or storage needs. Upstairs, the property boasts two generously sized double bedrooms, both featuring in-built storage, and a shower suite. Externally, the home is complemented by a driveway to the front, providing convenient off-road parking. To the rear, a good-sized garden offers a mix of lawn and patio space, complete with a brick-built outhouse and two additional storage sheds, ideal for gardening tools or outdoor equipment.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Versatile Lean-To
- Three-Piece Bathroom Suite
- Ample Storage Space
- Generous Sized Garden With Two Sheds & Brick-Built Outhouse
- Driveway
- Close To Commuting Links





## GROUND FLOOR

### Entrance Hall

7'8" x 6'0" (2.35m x 1.85m)

The entrance hall has carpeted flooring, a radiator, and a single UPVC door providing access into the accommodation.

### Living Room

10'10" x 20'1" (3.31m x 6.14m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a radiator, space for a dining table, further UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

### Kitchen

7'7" x 12'0" (2.32m x 3.68m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a movable swan neck mixer tap and drainer, an integrated double oven, an electric hob with an extractor fan and splashback, space and plumbing for a washing machine and a slimline dishwasher, tiled splashback, vinyl flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

### Lean-To

12'7" x 5'3" (3.85m x 1.61m)

The lean-to has a fitted worktop, carpeted flooring, windows to the front and rear elevation, a composite door providing access to the front garden, and a single wooden door providing access to the rear garden.

## FIRST FLOOR

### Landing

3'6" x 6'2" (1.08m x 1.88m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

10'4" x 14'0" (max) (3.17m x 4.28m (max))

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a fitted sliding door wardrobe, an in-built cupboard, and a radiator.

### Bedroom Two

10'9" x 9'5" (3.30m x 2.88m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built cupboard.

### Bathroom

5'5" x 6'0" (1.67m x 1.85m)

The bathroom has a concealed dual flush WC combined with a vanity unit wash basin and fitted storage, a shower enclosure with a mains-fed shower, partially tiled walls, vinyl flooring, a chrome heated towel rail, grab handles, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway.

### Rear

To the rear of the property is a private enclosed garden with block-paved patio areas, a lawn, an outdoor tap, a brick-built outhouse, two sheds, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps

(upload)

Phone Signal – Good 4G / 5G Coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

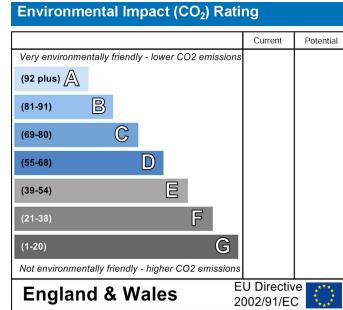
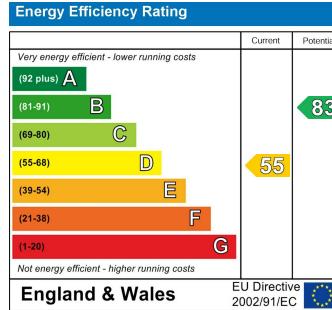
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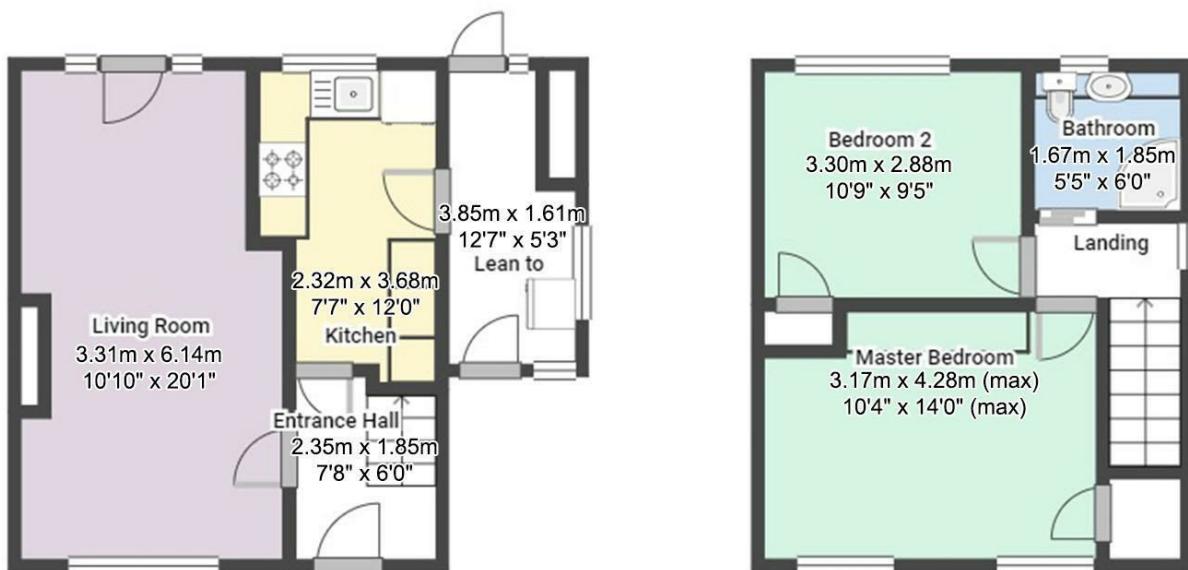
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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