

# HoldenCopley

PREPARE TO BE MOVED

Papplewick Lane, Hucknall, Nottinghamshire NG15 8EJ

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Guide Price £280,000 - £325,000

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GUIDE PRICE £280,000 - £310,000

DETACHED FAMILY HOME...

This deceptively spacious three-bedroom detached family home is well-presented throughout and offers an excellent opportunity for family buyers seeking comfort, convenience, and room to grow. Situated in a popular area, the property is ideally located close to local shops, great schools, and superb transport links, making it perfect for everyday living and commuting. The ground floor features an entrance hallway leading to a bright and airy living room, a separate dining room, a well-equipped fitted kitchen and a conservatory with French doors that open out to the rear garden, creating a seamless flow between indoor and outdoor living. Upstairs, the first floor offers three well-proportioned bedrooms, a stylish three-piece bathroom suite, and convenient access to a boarded loft, providing additional storage or potential for conversion. Externally, the home boasts a block-paved driveway with space for up to three vehicles at the front. The private, south-facing rear garden is perfect for family enjoyment and entertaining, featuring a paved patio seating area, artificial lawn, raised planters with a variety of plants, and a versatile outbuilding offering three storage rooms and a W/C. This property is move-in ready while still offering scope for personalisation—making it an ideal opportunity to create your perfect family home.

MUST BE VIEWED





- Detached Family Home
- Three Bedrooms
- Two Reception Rooms & Conservatory
- Fitted Kitchen
- Modern Three Piece Bathroom Suite
- Private South-Facing Rear Garden
- Off-Road Parking
- Outbuilding With Storage Rooms
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Hallway

12'6" x 6'1" (3.82 x 1.87)

The hallway has vinyl flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

### Living Room

13'1" x 12'4" (3.99 x 3.78)

The living room has a UPVC double-glazed bow window to the front elevation, karndean flooring, a radiator, a panelled feature wall and coving.

### Kitchen

12'7" x 8'0" (3.84 x 2.44)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, a gas hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for an American style fridge-freezer, vinyl flooring, a built-in cupboard, partially tiled walls, coving and a single UPVC door providing access out to the garden.

### Dining Room

12'7" x 12'2" (3.86 x 3.71)

The dining room has vinyl flooring, a radiator, coving and UPVC double French doors providing access into the conservatory.

### Conservatory

12'6" x 10'2" (3.82 x 3.11)

The conservatory has UPVC double-glazed windows to the side and rear elevations, hardwood flooring, a vertical radiator, a polycarbonate roof and UPVC double French doors providing access out to the garden.

## FIRST FLOOR

### Landing

9'2" x 8'9" (2.80 x 2.69)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

### Master Bedroom

13'0" x 11'1" (3.97 x 3.39)

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

### Bedroom Two

12'2" x 9'10" (3.71 x 3.00)

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

### Bedroom Three

8'9" x 7'8" (2.69 x 2.35)

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

### Bathroom

8'8" x 5'4" (2.65 x 1.63)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, tiled walls, a column radiator with a towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front is a block paved driveway with double iron gates providing rear access.

### Rear

To the rear is a private south-facing garden with a paved patio seating area, an artificial lawn, a raised planter with various plants, an outdoor tap and an outbuilding with three storage rooms and a W/C.

### Storage Room

9'9" x 8'0" (2.98 x 2.44)

The storage room has wood-effect flooring and UPVC double French doors providing access out to the garden.

### W/C

3'2" x 3'1" (0.98 x 0.94)

This space has a low level flush W/C and a pedestal wash basin.

### Storage Room

9'8" x 7'7" (2.95 x 2.33)

The storage room has wood-effect flooring with underfloor heating, a wall-mounted thermostat and recessed spotlights.

### Storage Room

25'7" x 8'0" (7.81 x 2.44)

The storage room has herringbone style flooring, power points, lighting and a single door.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Most 4G, & some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

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.

The vendor has advised the following:

Property Tenure is Freehold

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
 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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