Robert Ellis

look no further. . .

Newtons Lane
Cossall, Nottingham NG16 2SB

A TRADITIONAL THREE BEDROOM DETACHED HOUSE.

£280,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

Nestled in this semi-rural location is this traditional three bedroom detached house situated on a larger than average garden plot of approximately 0.16 of an acre.

Being the last house on the left hand side of Newtons Lane, the property is adjacent to open fields and enjoys far reaching views over the surrounding area to the rear. Far from being isolated, the property sits on the outskirts of Cossall, a Nottinghamshire Village. A recent development has put the area on the map as an up and coming place to live, with a local primary school nearby. A short drive away can be found the IKEA and Giltbrook Retail Park which offers a fantastic out of town shopping experience. Also within easy reach is the market town of Ilkeston and the A610 giving direct access to Junction 26 of the M1 motorway and Nottingham city centre.

The property benefits from gas fired central heating served from a combination boiler, majority double glazed windows throughout and offers a clean and tidy blank canvas for an incoming buyer to put their own mark upon it.

The accommodation comprises entrance hall, cloaks/WC, through lounge diner and fitted kitchen. To the first floor, the landing provides access to three bedrooms and bathroom/WC.

The property is situated on a larger than average garden plot set back from the road with a driveway providing off-street parking and an attached garage. The rear garden offers an expansive lawn with open views. Due to the size of the garden plot, the property offers the potential to be extended (subject to the usual Planning Permissions, etc.).

Offered for sale with NO UPWARD CHAIN and immediate vacant possession, internal viewing is recommended to appreciate the potential on offer.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin, low flush WC. Window.

THROUGH LOUNGE DINER
20'1" increasing to 22'2" into bay x 12'3" (6.14 increasing to 6.78 into bay x 3.74)
Radiator, double glazed bay window to the front, double glazed window and French doors opening to loggia.

KITCHEN
12'0" reducing to 8'10" x 9'4" (3.67 reducing to 2.70 x 2.85)
Range of fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Electric cooker point, plumbing for washing machine or dishwasher, appliance space. Double glazed window and door to rear. Door to utility closet.

UTILITY CLOSET
Wall mounted gas combination boiler (for central heating and hot water), plumbing for washing machine.

FIRST FLOOR LANDING
Offering a galleried landing with double glazed window, radiator, fitted closet.

BEDROOM ONE
16'6" into bay x 12'2" (5.03 into bay x 3.72)
Radiator, double glazed window to the front.

BEDROOM TWO
12'2" x 9'9" (3.73 x 2.98)
Radiator, double glazed window to the rear.

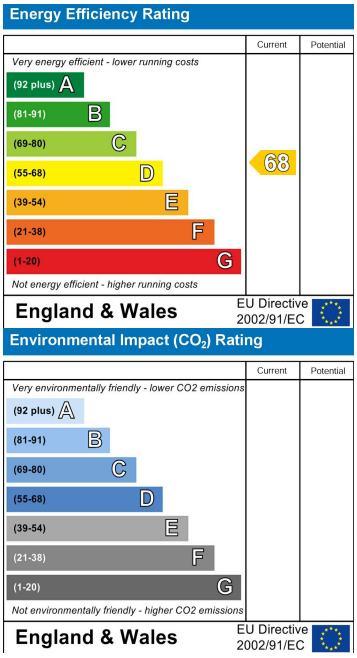
BEDROOM THREE
9'4" x 6'7" (2.87 x 2.02)
Radiator, double glazed window to the rear.

BATHROOM
8'2" x 5'6" (2.5 x 1.7)
Three piece suite comprising wash hand basin, low flush WC, panel bath with electric shower over. Radiator, double glazed window.

OUTSIDE
The property is set back from the road and is the last property on the left hand side of Newtons Lane. There are walled and fenced in boundaries with front garden laid to lawn, bedding with trees and shrubs. There is a gated pedestrian pathway leading along one side of the front garden. To the other, is a driveway providing off-street parking for two vehicles in tandem which leads to the attached brick built garage. There is gated access to one side of the property leading to the rear garden which is mainly laid to lawn with an "L" shaped patio area, hedged and fenced in boundaries. Attached brick outbuilding.

GARAGE
24'1" x 8'11" (7.36 x 2.72)
Brick built and attached to the property, up and over door to the front, door to rear garden.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.