



Frances Grove  
Hucknall Nottingham

burchell  
edwards

# Frances Grove Hucknall Nottingham NG15 8DD

for sale offers over  
**£290,000**



## Property Description

A beautifully extended family home, where there's plenty of room for all the family and a south facing garden! The property is located in an extremely popular area of Hucknall, with excellent schools close by, public transport links and local amenities near by!

The property sits back from the road behind a pressed concrete driveway for multiple vehicles. Upon entry there's the spacious hallway that forms part of the extension to the property, with the large living room also to the front of the home.

There is a spacious kitchen diner to the rear of the home with a feature log burning fire, this then opens into the garden room that has recently had an insulated and tiled roof replacement. The open plan flow from the back of the house is a perfect space for entertaining all the family. Downstairs there is also a large utility room, downstairs cloakroom and integral access to the garage.

To the first floor there are three DOUBLE bedrooms all with fitted wardrobes and a modern shower room that was replaced last year.

To the rear of the property there's a great sized south facing garden, with a paved seating area accessed from the utility or the garden room, this leads to a lawn with flower bed borders and a further decked seating area with space for a shed too.

This home really must be viewed to appreciate the space on offer!

## Entrance Hallway

Accessed via composite entrance door with windows either side, laminate flooring and wall mounted radiator.

## Lounge

16' 5" into bay x 12' 5" Max ( 5.00m into bay x 3.78m Max )  
Having UPVC double glazed bay window to the front elevation, carpet flooring, wall mounted radiator and remote controlled electric feature fireplace.

## Kitchen/ Diner

10' 10" Max x 18' 8" Max ( 3.30m Max x 5.69m Max )  
Fitted with a range of wall, base and drawer units with work surfaces over, inset sink and drainer, integrated electric oven with grill and gas hob with cooker hood over, integrated dish washer, laminate flooring, combination boiler enclosed by kitchen unit, wall mounted radiator, feature log burning fire, UPVC double glazed window to the rear elevation and opening into the garden room.

## Garden Room

13' 1" x 9' 2" ( 3.99m x 2.79m )  
Having upvc double glazed windows to the side and rear elevations and UPVC double glazed doors leading out to the patio, laminate flooring and wall mounted radiator.

## Utility Room

Fitted with wall, base and drawer units with work surface over, inset sink and drainer, vinyl flooring, wall mounted radiator, plumbing for appliances, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation and integral door leading into the garage.

## Downstairs W.C

Having low level W.C, wash hand basin, carpet flooring and extractor fan.

## First Floor Landing

Having carpet flooring, UPVC double glazed window to the side elevation, wall mounted radiator and access to the loft space.

## Bedroom One

12' 1" Max x 10' 1" Max ( 3.68m Max x 3.07m Max )  
Having UPVC double glazed window to the rear elevation, carpet flooring, wall mounted radiator and fitted wardrobes.

## Bedroom Two

11' 3" x 10' 3" Into recess ( 3.43m x 3.12m Into recess )  
Having UPVC double glazed window to the front elevation, carpet flooring, wall mounted radiator and fitted wardrobes inset with draws, shelves and spot lighting.

## Bedroom Three

13' 8" Max x 8' 2" Max ( 4.17m Max x 2.49m Max )  
Having UPVC double glazed window to the front elevation, carpet flooring, wall mounted radiator and fitted wardrobes.

## Shower Room

Having electric double width shower cubicle with glass screen and opening, wash hand basin built into vanity unit and low level W.C, wall mounted radiator and separate wall mounted ladder radiator, UPVC double glazed window to the rear elevation and extractor fan.

## Garage

Having an up and over door, power, water supply and loft space for additional storage.

## Outside

To the front of the property is a concrete driveway providing ample off road parking with flower bed border.

To the rear is a paved patio area leading to an easy to maintain lawn with flower bed borders and a decked area with space for a shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 0115 968 0528**  
**E hucknall@burchelledwards.co.uk**

64 High Street Hucknall  
 NOTTINGHAM NG15 7AX

EPC Rating: D

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/HUK103297](http://burchelledwards.co.uk/Property/HUK103297)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HUK103297 - 0001