



Bentinck Street  
Hucknall Nottingham

burchell  
edwards

# Bentinck Street Hucknall Nottingham NG15 7EH

for sale offers over  
**£200,000**



## Property Description

This four-bedroom mid terrace home is located in a popular location, close to good schools and transport links and has easy access to The Ranges for countryside walks and is very well presented throughout!

It consists of dining room, kitchen, lounge and cellar on the ground floor with two bedrooms and family bathroom on the first floor plus two further bedrooms on the second floor. There is also a pleasant rear garden

Perfect for a growing family! Call BURCHELL EDWARDS for further information or to arrange a viewing 01159680528

## Dining Room

12' 6" x 11' 6" ( 3.81m x 3.51m )

Accessed via UPVC door leading into the dining room with a radiator, wood effect flooring, gas fireplace and window to the front elevation.

## Lounge

12' 7" x 12' 6" ( 3.84m x 3.81m )

Having a radiator and access to the cellar.

## Kitchen

9' 11" x 11' 1" ( 3.02m x 3.38m )

Having tiled flooring, tall radiator, wall and base units with work surfaces over, electric hob, inset sink and a half, two Velux windows to the rear elevation, space and plumbing for washing machine and dishwasher, UPVC door to the rear.

## First Floor

### Bedroom One

14' 2" x 11' 10" ( 4.32m x 3.61m )

Having window to the front elevation, built-in wardrobes and a radiator.

### Bedroom Two

.7' 10" x 9' 9" ( 2.39m x 2.97m )

Having window to the rear elevation, a radiator and boiler.

### Bathroom

Having tiled flooring, chrome heated towel rail, low level W.C, pedestal wash hand basin, obscured window to the rear elevation, bath with shower attachment and extractor fan.

## Second Floor

### Bedroom Three

13' x 6' 6" Plus recess ( 3.96m x 1.98m Plus recess )

Having Velux windows to the rear and eave storage.

### Bedroom Four

13' x 8' 8" ( 3.96m x 2.64m )

Having Velux window to the front elevation and a radiator.

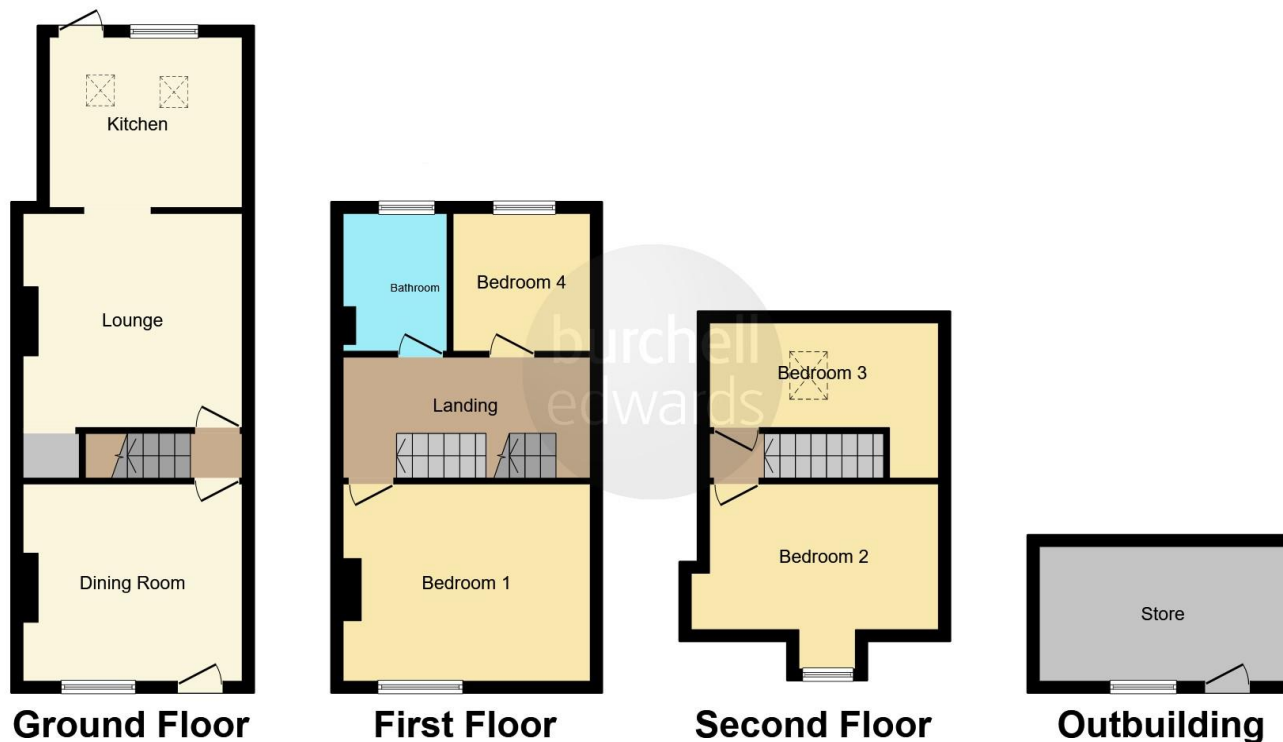
## Outside

To the rear the garden has artificial lawn, rear access gate, decked area and is fully enclosed.









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To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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