



Occupation Road  
Hucknall Nottingham





### Property Description

The property briefly comprises of Lounge, Dining Room, Fitted Kitchen. To the first floor are the Two good-sized Bedrooms and a Family Bathroom.

To the rear of the property is a beautiful garden which is laid to lawn, with an array of shrubs and bushes, planted boarder with seating area. The property boasts a further Three Outbuildings one being an outside WC, there is also side access for bins.

### Lounge

11' 2" x 12' 8" ( 3.40m x 3.86m )

Accessed via UPVC door leading into the hallway with double glazed window to the front elevation and a radiator.

### Dining Room

11' x 12' 9" ( 3.35m x 3.89m )

Having door to the stairwell and a radiator.

### Kitchen

9' 8" x 7' 2" ( 2.95m x 2.18m )

Having wall and base units with work surfaces over, inset sink, space and plumbing for a washing machine, a radiator, gas hob with electric oven and extractor fan, integrated fridge, door to the side elevation and double glazed window to the side elevation.

### First Floor

### Bedroom One

11' 2" x 12' 8" ( 3.40m x 3.86m )

Having double glazed window to the front elevation and a radiator.

### Bedroom Two

.8' 9" x 11' 2" ( 2.67m x 3.40m )

Having double glazed window to the rear elevation, a radiator and storage cupboard.

### Bathroom

Having double glazed obscured window to the side elevation, low level W.C, chrome heated towel rail, bath with mains fed shower over, pedestal wash hand basin and wall mounted boiler.

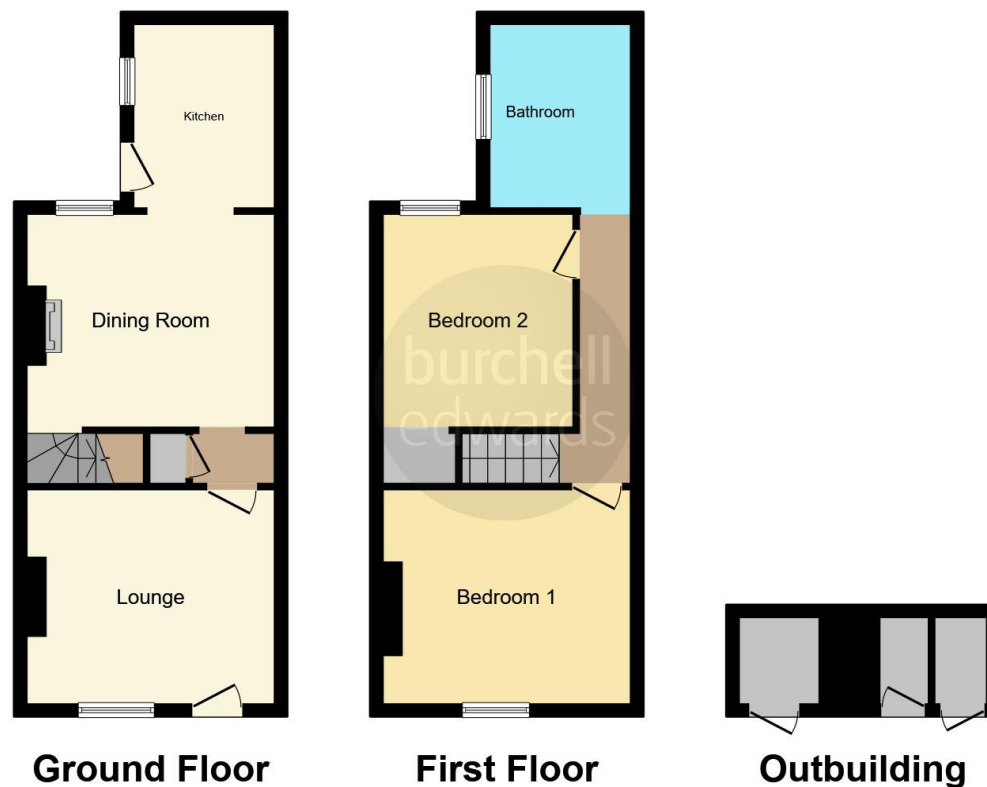
### Outside

To the rear the garden is mainly laid to lawn with mature borders inset with bushes and shrubs, patio seating area, gated side access and rear gate leading to three outbuildings.









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**T 0115 968 0528**  
**E [hucknall@burchelledwards.co.uk](mailto:hucknall@burchelledwards.co.uk)**

64 High Street Hucknall  
 NOTTINGHAM NG15 7AX

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Tenure: Freehold

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