



Minster Close
Hucknall Nottingham



Minster Close Hucknall Nottingham NG15 8DR

for sale
£300,000



Property Description

The Perfect Three Bedroom Detached Family Home! Ideally situated close to both Leen Mills and Holy Cross Schools.

To the ground floor there is an Entrance Porch, Hallway, Bay Fronted Lounge, Dining Room, Conservatory, Breakfast Kitchen, and Downstairs WC. and on the first floor there are Three good sized Bedrooms the Master having an En-suite Shower Room and Family Bathroom. Outside the property has a driveway providing off road parking and leading to the integral garage, there is also an easy maintenance rear garden.

Viewing is Highly Recommended

Entrance Porch

Accessed via double glazed double opening doors to the front elevation leading into the entrance porch where there is composite door leading into the hallway.

Hallway

Having stairs off to the first floor, a radiator and door to the lounge.

Lounge

14' 2" Plus recess x 11' 2" (4.32m Plus recess x 3.40m)

Having double glazed bay window to the front elevation, carpet flooring, coving to the ceiling, feature electric fireplace, two radiators and French doors to the dining room.

Dining Room

8' 6" x 9' (2.59m x 2.74m)

Having laminate flooring, a radiator, door to the kitchen and open access into the conservatory.

Conservatory

11' 11" x 10' 10" (3.63m x 3.30m)

Being of UPVC and UPVC construction with windows to both sides, bi-fold doors to the rear, sky light window, a radiator, door to the side elevation and laminate flooring.

Kitchen

.9' 10" x 9' (3.00m x 2.74m)

Having a range of matching wall and base units with work surfaces over, inset sink and drainer with mixer tap over, integrated microwave, integrated oven, integrated electric hob with extractor, understeers storage cupboard, integrated washer/ dryer, integrated fridge and integrated dishwasher, partly tiled walls, tiled flooring, spot lights to the ceiling, double glazed window to the rear elevation and door to rear lobby.

Rear Lobby

Having door to the side elevation leading outside, door to the W.C and door to the garage.

Downstairs W.C

Having obscure window to the rear elevation, low level W.C and vanity wash hand basin.

First Floor Landing

Having doors off to the bedrooms and bathroom.

Master Bedroom

14' 6" x 10' 3" Plus recess (4.42m x 3.12m Plus recess)

Having double glazed window to the front elevation, range of built-in furniture including wardrobes, drawers and beauty table, carpet flooring, a radiator and door to en suite.

En Suite

Having low level W.C, vanity wash hand basin and electric shower cubicle, tiled flooring and partly tiled walls and obscured window to the front elevation.

Bedroom Two

15' 9" x 7' 2" (4.80m x 2.18m)

Having double glazed windows to the front and rear elevations, built-in beauty table, built-in wardrobes and two radiators.

Bedroom Three

7' 5" x 9' 2" (2.26m x 2.79m)

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

Shower Room

Having an electric shower cubicle, vanity wash hand basin, low level W.C, built-in storage cupboard, obscured window to the rear elevation and a radiator.

Garage

7' 4" x 17' 1" (2.24m x 5.21m)

Having power, lighting and wall mounted boiler.

Outside

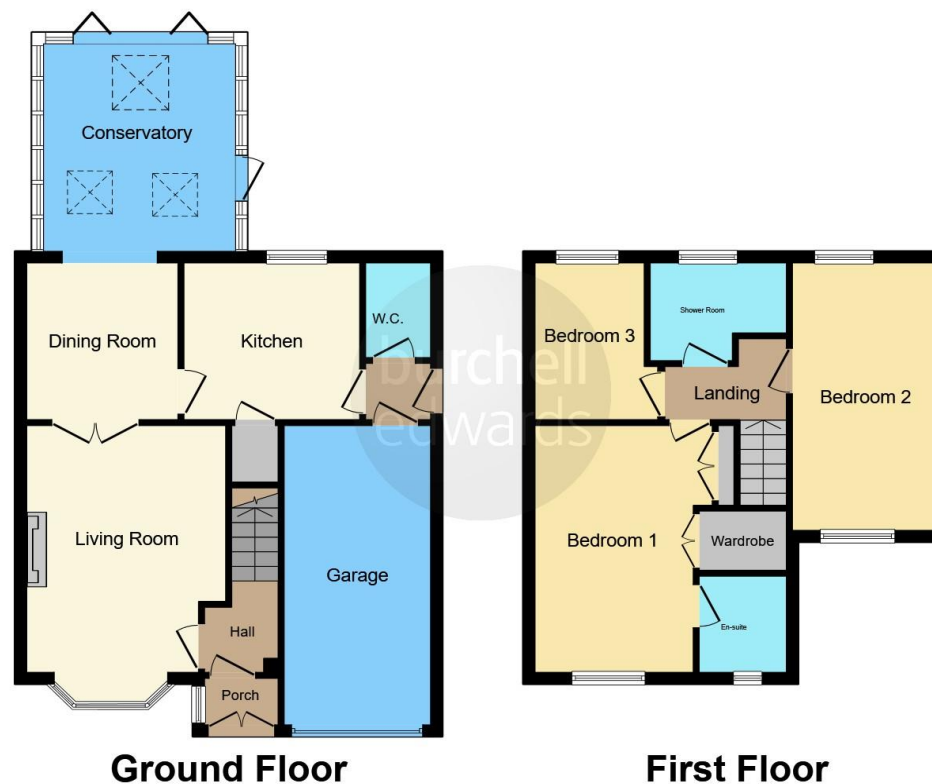
To the front of the property is a block paved driveway providing off road parking and access to the integral garage.

To the rear the garden is well maintained with an artificial lawn section, paved patio area, borders inset with mature bushes and shrubs, outside tap and outside power sockets.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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