



Nabbs Lane  
Hucknall Nottingham





# Nabbs Lane Hucknall Nottingham NG15 6NT

for sale offers over  
**£275,000**



## Property Description

Burchell Edwards welcome to this three-bedroom detached house, boasting a wealth of space and comfort. The property enjoys a prime location, surrounded by local amenities including shops and schools.

The property comprises of Entrance Hallway, Lounge, Breakfast Kitchen, Dining Room, Three bedrooms and Family Bathroom. To the exterior the property benefits from beautiful Front and Rear Gardens, Driveway and Garage.

Call now to avoid disappointment 0115 968 0528

## Entrance Hallway

Accessed via entrance door with a radiator.

## Lounge

13' 6" x 13' 1" ( 4.11m x 3.99m )

Having double glazed window to the front elevation, electric fireplace and carpet flooring.

## Kitchen

16' 10" x 9' 4" ( 5.13m x 2.84m )

Having wall and base units with quartz work surfaces over, inset composite one and half bowl sink, a range gas hob and electric oven, integrated microwave, extractor fan, space for fridge, space and plumbing for washing machine and dishwasher, spot lights, double glazed French doors to the rear and door to:-

## Dining Room

16' 10" x 10' ( 5.13m x 3.05m )

Having double glazed french doors to the rear, carpet flooring and a radiator.

## First Floor Landing

Having loft access and double glazed window to the side elevation.

## Bedroom One

.10' 11" x 10' 10" ( 3.33m x 3.30m )

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

## Bedroom Two

8' 10" x 11' 1" ( 2.69m x 3.38m )

Having double glazed window to the rear elevation, a radiator and two built-in wardrobes.

## Bedroom Three

8' 11" x 7' 9" Plus recess ( 2.72m x 2.36m Plus recess )

Having double glazed window to the front elevation, built-in wardrobe and a radiator.

## Shower Room

Having a pedestal wash hand basin, a radiator, bidet, low level W.C, mains fed corner shower cubicle and double glazed obscured window to the rear elevation.

## Outside

To the front of the property is a fore garden which is laid to the lawn with borders inset with shrubs, a driveway providing off road parking and a carport with an electric door. To the rear the garden has an outside water tap, side access, patio seating area, lawn section, mature shrubs and bush borders.

## Garage

Having an up and over door, power and lighting, storage, wall and base units.



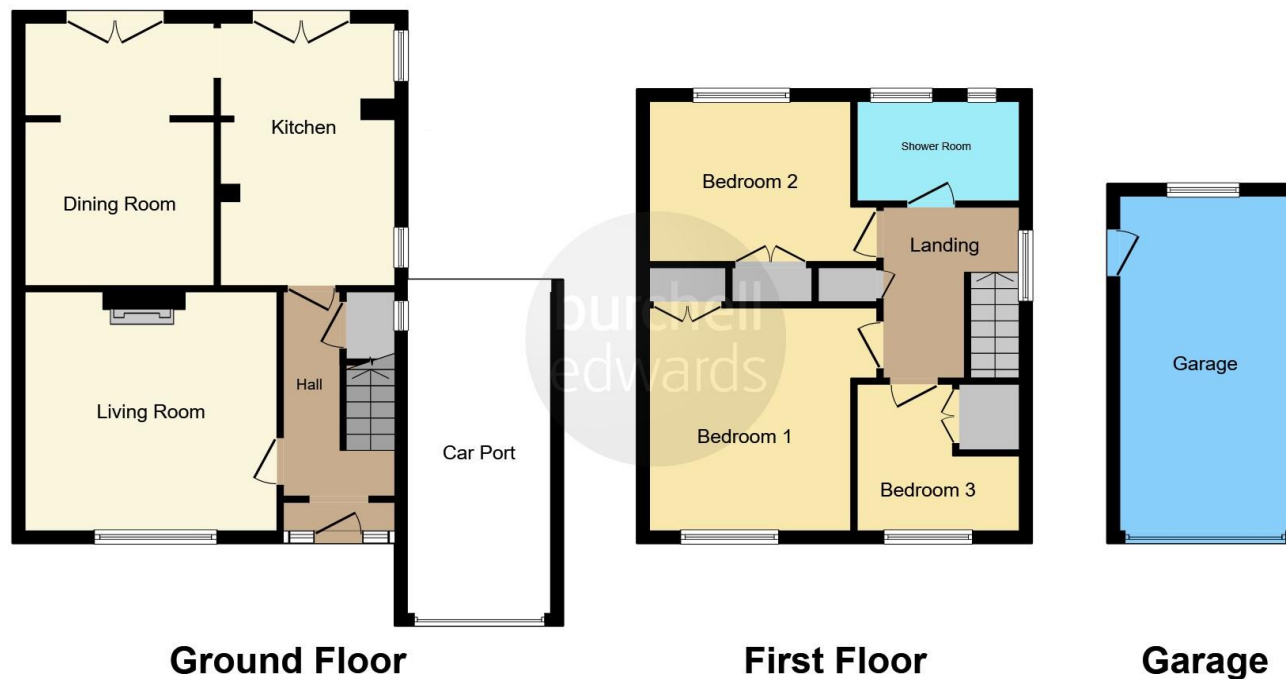












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To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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