



Leaf Close  
Hucknall NOTTINGHAM





# Leaf Close Hucknall NOTTINGHAM NG15 8DU

for sale  
£360,000



## Property Description

A spacious family home located in a quite cul de sac close and having easy access to countryside walks and Linby village. The property comprises of Entrance Hallway, Spacious Bay Fronted Lounge, Kitchen Diner, Utility and Downstairs WC. to the first floor there are Four Double Bedrooms, the Master having an En-suite Shower Room and Family Bathroom.

The property also benefits from a spacious driveway providing off road parking for multiple vehicles plus EV charger, Integral Garage, and enclosed easy maintenance Rear Garden.

Viewing is Essential

## Ground Floor

### Entrance Hall

Accessed via a UPVC door to the front, with a radiator, door to the lounge and stairs rising to the first floor.

### Lounge

15' 1" Plus recess x 12' 11" ( 4.60m Plus recess x 3.94m )

With a double glazed window to the front, two ceiling lights, radiator, carpet flooring and access to the kitchen diner.

### Kitchen

15' 8" x 10' 5" ( 4.78m x 3.17m )

A modern fitted kitchen with a range of matching wall and base units, complementary work surfaces over with tiling to the splashbacks and an one and a half bowl inset stainless steel sink and drainer unit with mixer tap over. There is a built-in electric oven with gas hob, built in dishwasher and space for a fridge freezer. With access to an understairs storage cupboard, double glazed window to the rear and door to the utility room.

### Dining Area

With French doors leading out into the garden, ceiling light and access to the kitchen.

## Utility Room

.Irregular Shaped Room x ( x )

With wall and base units, double glazed window to the rear, space and plumbing for a washing machine and tumble dryer, door to the side, radiator and doors to the W/C and garage.

## Cloakroom

With a double glazed obscure window to the side, low level W/C, vanity unit and radiator.

## First Floor

### Landing

With access to the four bedrooms and bathroom as well as having loft access which is part boarded and cupboard housing the hot water tank.

### Bedroom One

12' x 10' 8" ( 3.66m x 3.25m )

With a double glazed window to the front, radiator and built in wardrobes.

### En-Suite

Fitted with a corner power shower, low level W/C and vanity unit. With tile flooring, heated towel rail and a double glazed obscure window to the front.

### Bedroom Two

12' Plus recess x 9' 3" ( 3.66m Plus recess x 2.82m )

With a double glazed window to the rear, radiator and built in wardrobes.

### Bedroom Three

11' 4" x 8' 7" ( 3.45m x 2.62m )

With a double glazed window to the rear and radiator.

### Bedroom Four

9' 2" x 8' 9" ( 2.79m x 2.67m )

With a double glazed window to the front and radiator.

## Bathroom

Fitted with a bath with an electric shower over, low level W/C and pedestal wash hand basin unit. There is also a double glazed obscure window to the rear.

## Outside

### Front

To the front you will find a driveway offering off road parking for multiple vehicles. There is also side access to the side of the property, water tap at the side, access to the garage and a EV charger point.

### Rear

To the rear, you will find a low maintenance garden offering an artificial lawned area as well as two patio seating areas. There is an outside tap and is fully enclosed with fence boundaries.

## Garage

With power, lighting, roller door and fuse board.



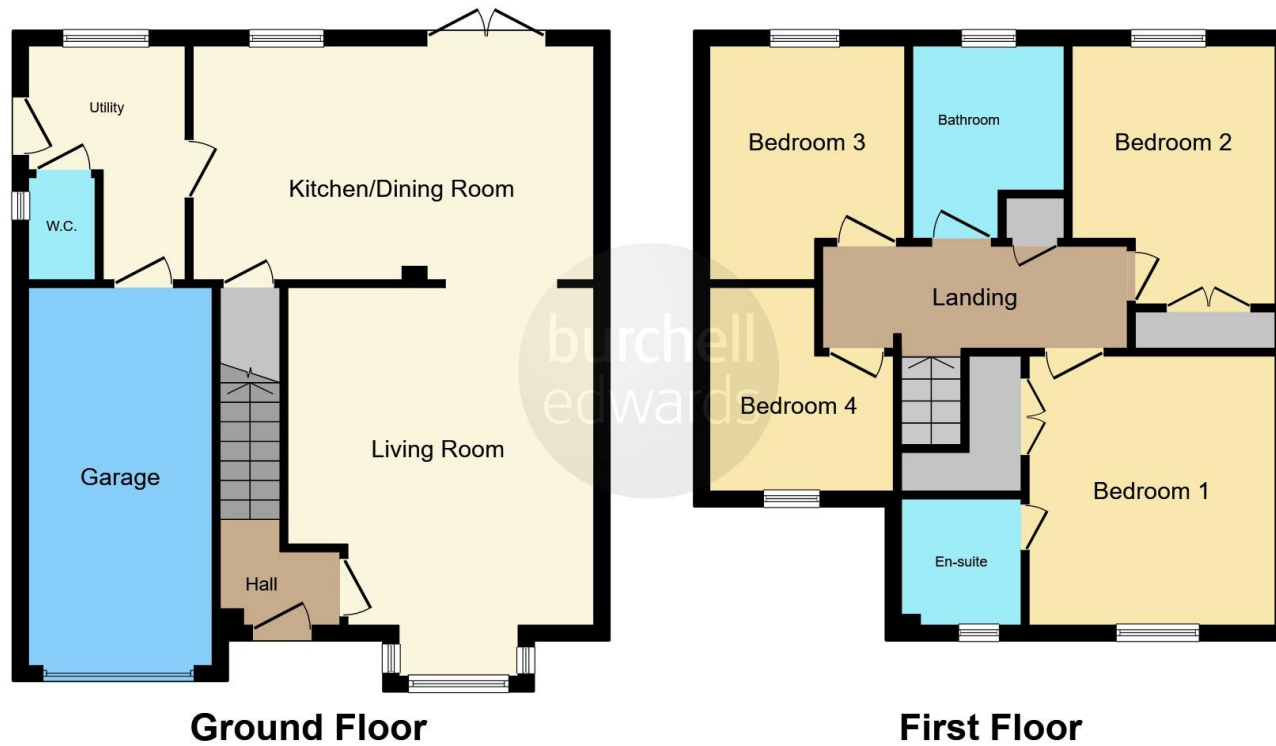












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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