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Common Lane
Hucknall Nottingham



Common Lane Hucknall Nottingham NG15 6PL

for sale guide price
£260,000



Property Description

A beautifully presented extended semi detached home being located close to great transport links, public transport and close to countryside walks.

The property has been upgraded throughout and offers a spacious family home with lots of original features with a modern twist. the property offers entrance hallway, lounge and living room and modern re-fitted kitchen. On the first floor there are three bedrooms and modern bathroom which is fitted with a four piece suite.

Outside there is a front garden area and driveway which leads to the detached garage. There is also an enclosed rear garden having paved patio area, lawn barked play area and lawn.

Call 0115 968 0528 to arrange your viewing.

Ground Floor

Entrance Hall

Accessed via a UPVC door with side window. With laminate flooring, radiator, stairs to the first floor with under stair storage and access to;

Lounge

13' 9" Max into bay x 11' 8" (4.19m Max into bay x 3.56m)

With a UPVC double glazed bay window to the front, feature cast iron fireplace with decorative tiles, tiled hearth and wooden surround (this can be an open fireplace), radiator and picture rail.

Living Room

21' 5" x 11' 4" Max (6.53m x 3.45m Max)

With a UPVC double glazed window to the rear, decorative fireplace, two radiators, TV point, picture rail and laminate flooring.

Kitchen

16' 3" x 9' 7" Max (4.95m x 2.92m Max)

A recently fitted modern kitchen with a range of matching wall and base units,

complementary work surfaces over and an inset one and a half bowl sink and drainer unit with extending mixer tap over. With tiling to the splashbacks, space for a Range cooker with extractor hood over, integrated fridge freezer and space and vent for a tumble dryer. There is an integrated wine and plate rack, space and plumbing for a washing machine and undersairs pantry housing the wall mounted central heating boiler. With a UPVC double glazed windows to the side and rear and a door leading out into the garden.

First Floor

Landing

With a UPVC double glazed window to the side, access to the three bedrooms and family bathroom and loft access with pull down ladder.

Bedroom One

12' Plus bay x 10' To wardrobe (3.66m Plus bay x 3.05m To wardrobe)

With a UPVC double glazed window to the front and radiator.

Bedroom Two

13' 8" x 11' 4" (4.17m x 3.45m)

With a UPVC double glazed window to the rear, built-in wardrobes, radiator and TV point.

Bedroom Three

8' 3" x 6' 6" (2.51m x 1.98m)

With a UPVC double glazed window to the front and radiator.

Bathroom

A refitted four piece suite comprising of a panelled bath with mixer tap and shower attachment over, vanity wash hand basin, low level W/C and separate shower cubicle with rainforest and extending showerheads with extractor fan, splashback tiling, heated towel rail and a UPVC obscure window to the rear.

Outside

Front

With a driveway to the front offering off road parking with a further lawned area, gravel beds and a wooden gate to the side leading to the rear.

Rear

An enclosed rear gardens with a paved patio area, lawned area with planted beds and borders and an apple tree.

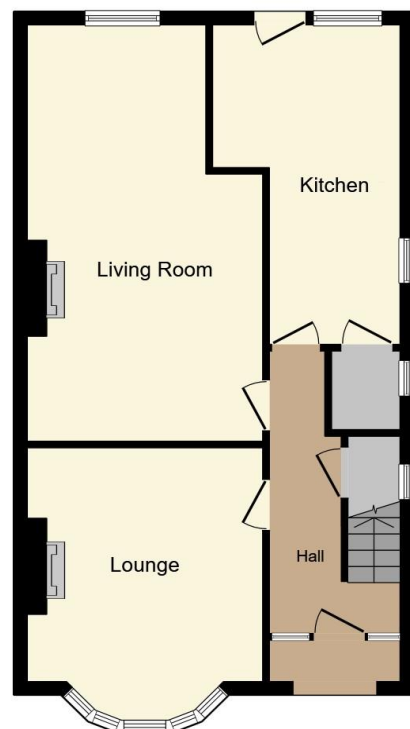
Garage

A detached garage with up and over doors, power and lighting. There is a UPVC door leading to the garden as well as two UPVC windows.

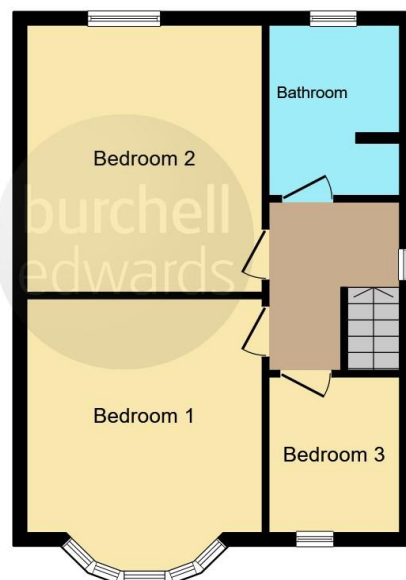




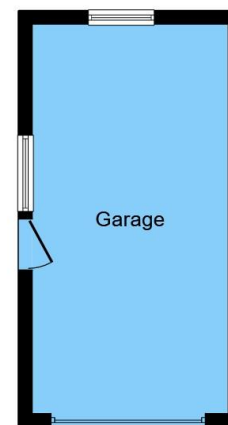




Ground Floor



First Floor



Garage

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: F

Tenure: Freehold

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Property Ref: HUK104293 - 0007