



Laughton Crescent  
Hucknall Nottingham



## Property Description

This Three Bedroom Semi Detached property won't hang around for long. Ideally located within proximity of local amenities and excellent transport links.

The property comprises of Entrance Hallway, spacious Lounge, Kitchen Diner, Downstairs WC, Three bedrooms and Family Bathroom, easy maintenance Front Garden and large Rear Garden.

## Ground Floor

### Entrance Hall

Accessed via a UPVC door, with a double glazed window to the side and a radiator.

### Lounge

14' x 12' 10" ( 4.27m x 3.91m )

With a double glazed window to the front, two radiators, electric fireplace and door leading to the kitchen.

### Kitchen Diner

13' 6" x 9' 6" ( 4.11m x 2.90m )

A fitted kitchen with matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is an electric oven, gas hob and extractor over. There is space and plumbing for a washing machine, space for a free standing fridge freezer, radiator, double glazed window to the rear and a UPVC door at the side leading out to the garden. The boiler is also located in the kitchen.

### Utility Area

With wall and base units and a double glazed obscure window to the rear.

### Cloakroom

Fitted with a low level W/C and a double glazed obscure window to the side.

## First Floor

### Landing

With a double glazed obscure window to the side and loft access which is part boarded.

### Bedroom One

12' 3" x 9' 10" ( 3.73m x 3.00m )

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

### Bedroom Two

11' 2" x 9' 2" ( 3.40m x 2.79m )

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

### Bedroom Three

8' 11" x 7' 11" ( 2.72m x 2.41m )

With a double glazed window to the rear and a radiator.

## Bathroom

Fitted with a low level W/C, bath with a mains fed shower over and vanity unit. There is also a chrome heated towel rail, extractor fan and a double glazed obscure window to the front.

## Outside

### Front

To the front there is a low maintenance garden with conifer boundaries for privacy as well as a gravel driveway for off road parking and a gate at the side leading to the rear.

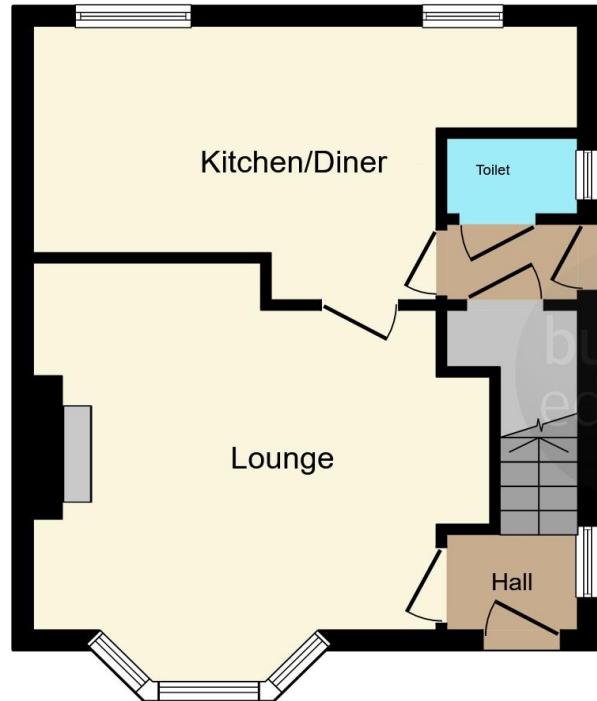
### Rear

To the rear you will find a good size garden offering a lawned area and patio seating area as well as an outside tap and garden shed.

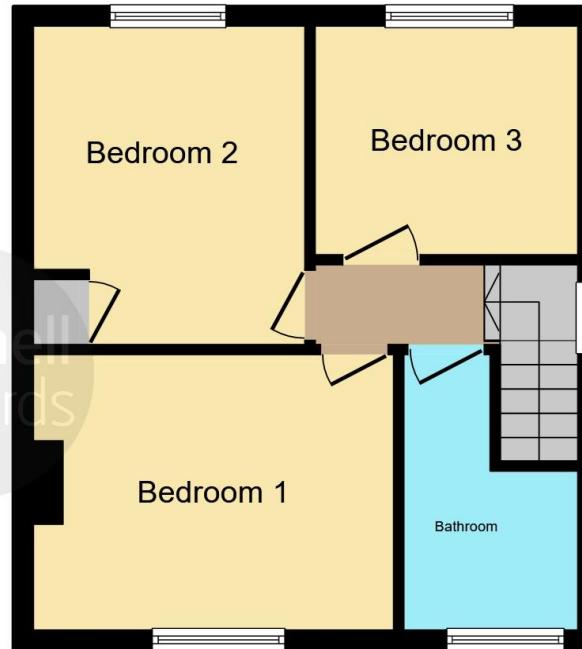








**Ground Floor**



**First Floor**

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Band: A

Tenure: Freehold

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