



Arlington Close  
Hucknall Nottingham





# Arlington Close Hucknall Nottingham NG15 6DG

for sale  
**£220,000**



## Property Description

Three bedroom semi-detached property situated within close proximity to local amenities and excellent transport links. Ideal for first time buyers or growing families.

The property comprises of entrance hallway, lounge, modern kitchen diner, three good sized bedrooms and family bathroom. There is also a shared driveway, garage, and a beautiful rear garden.

Call now to book a viewing! 0115 968 0528

## Ground Floor

### Entrance Hall

Accessed via a UPVC door to the front with a radiator.

### Lounge

15' 8" x 12' 4" ( 4.78m x 3.76m )

Having a double glazed window to the front, electric fireplace and a radiator.

### Kitchen Diner

Fitted with wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. With a door to the side, French doors to the rear, double glazed window to the rear, built-in dishwasher, space and plumbing for a washing machine, LVT flooring, electric double oven, electric hob with extractor over, built-in microwave, space for an American style fridge freezer and space for a tumble dryer.

## First Floor

### Landing

Having a double glazed window to the side, loft access via a ladder which is part boarded as well as having access to the bedrooms and bathroom.

### Bedroom One

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

### Bedroom Two

Having a double glazed window to the rear and built-in wardrobes.

### Bedroom Three

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

## Bathroom

Fitted with a double glazed windows to the rear and side, low level W/C, tiled flooring, radiator, bath with mains fed shower over, pedestal sink, spotlights and extractor.

## Outside

### Front

To the front you will find a shared driveway leading to a garage with an up and over door as well as having power and lighting.

### Rear

To the rear you will find a patio seating area, side access, brick outbuilding, laid lawn and outside tap.











To view this property please contact Burchell Edwards on

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EPC Rating:      Council Tax  
Awaited            Band: B

Tenure: Freehold

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