



Farleys Lane
Hucknall Nottingham





Property Description

The property briefly comprises a porch, entrance hallway, spacious lounge, and a kitchen/diner with access to the rear garden. Upstairs there are three well-proportioned bedrooms and a family bathroom.

Outside, the home benefits from a driveway leading to a single garage, along with a private rear garden. While the property is in need of modernisation throughout, it offers fantastic potential to create a stylish family home in a sought-after residential location, close to local schools, shops, transport links, and amenities.

Entrance Porch

Accessed via UPVC front door leading into the entrance porch with wooden glazed door leading into the entrance hallway.

Hallway

Having a radiator, understairs storage and door to:-

Lounge

12' 3" x 11' 6" (3.73m x 3.51m)
Having double glazed bay window to the front, gas fire and window to the kitchen.

Kitchen

11' 9" x 10' (3.58m x 3.05m)
Having wall and base units with work surfaces over, inset sink, space for fridge, double glazed window to the rear and open access to the utility area.

Utility

7' x 5' 11" (2.13m x 1.80m)
Having space for washing machine, base units with work surface over and door leading to rear.

First Floor Landing

Having loft access.

Bedroom One

12' x 12' 2" (3.66m x 3.71m)
Having double glazed window to the front elevation and a radiator.

Bedroom Two

10' x 9' 11" (3.05m x 3.02m)
Having double glazed window to the rear and a radiator.

Bedroom Three

6' 11" x 7' (2.11m x 2.13m)
Having double glazed window to the front and a radiator.

Bathroom

Having a bath with electric shower over, low level W.C, chrome heated towel rail, pedestal wash hand basin and obscured window to the rear.

Outside

To the front of the property is a driveway leading to the garage at the side.

To the rear the garden has a laid lawn section, patio seating area, a shed and fully enclosed.

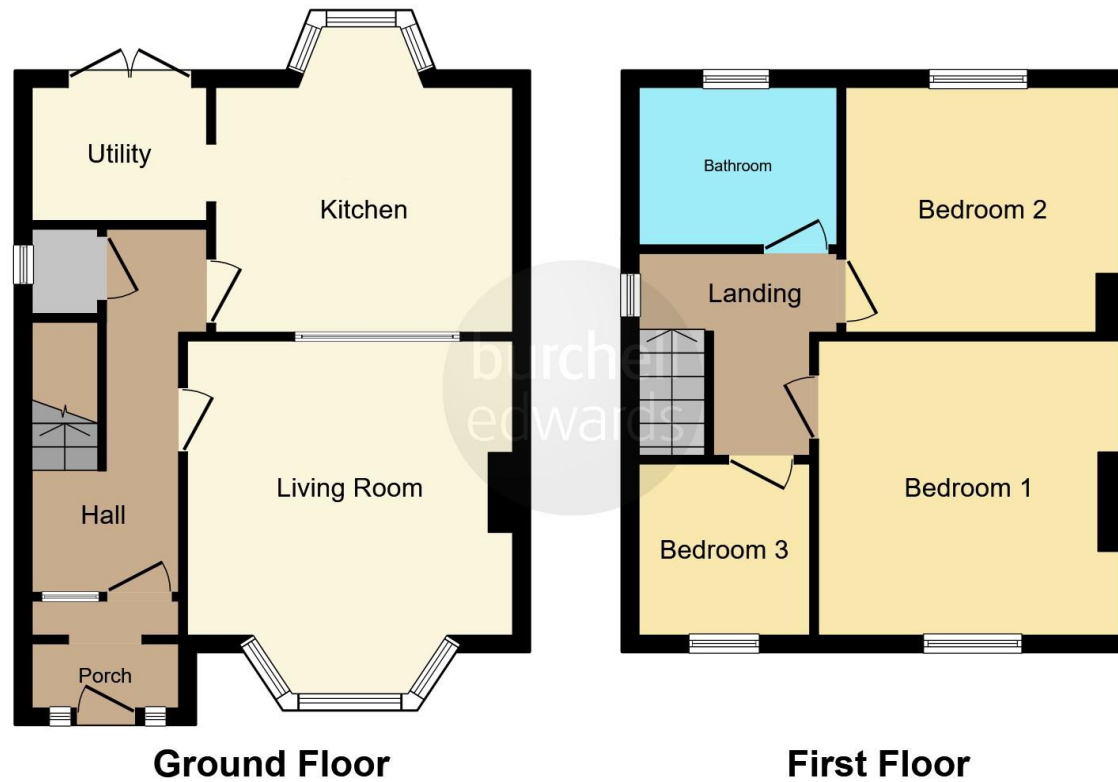
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: HUK104743 - 0001