

Bakewell Lane Hucknall Nottingham



# Bakewell Lane Hucknall Nottingham NG15 6UR







# **Property Description**

Located in a popular and quiet cul de sac, this spacious three storey home offers flexible accommodation and has room for all the family.

On the ground floor there is an entrance hallway, snug/office, downstairs WC and spacious dining kitchen which also has a living area space with French doors leading out to the rear garden.

On the first floor there is a lounge (which is currently being used as an additional bedroom) and double bedroom plus family bathroom and on the second floor there are three bedrooms, the master having built in wardrobes and en-suite shower room.

Outside there is an enclosed easy maintenance rear garden with patio area. There is also a Garage close by.

The property also has solar panels which are owned

# **Entrance Hallway**

Accessed via composite door leading into the hallway with understairs storage cupboard, a radiator and doors to:-

# **Downstairs W.C**

Having low level W.C, a radiator and pedestal wash hand basin.

# Lounge/ Snug

9' 9" Max x 9' 9" Max ( 2.97m Max x 2.97m Max ) Having window to the front and a radiator.

#### Kitchen/ Diner

Irregular Shaped Room 14' 6" Max x 18' Max ( 4.42m Max x 5.49m)

Having French doors to the rear, windows to the side and rear elevations, two radiators, wall and base units with work surfaces over, Velux window, gas hob, electric oven, extractor, inset sink and a half, space and plumbing for washing machine and dishwasher.

# **First Floor Landing**

Having a radiator

### Lounge

.14' 7" x 12' 2" Max ( 4.45m x 3.71m Max )
Currently being used as a bedroom with two windows to the rear and two radiators.

### **Bedroom Two**

14' 7" Max x 9' 11" (  $4.45 m \; \text{Max} \; \text{x} \; 3.02 m$  ) Having two windows to the front and a two radiators.

#### Bathroom

Having a bath with mains fed shower over, vanity wash hand basin, heated towel rail, low level W.C and tiled flooring.

# Second Floor Landing

Having an airing cupboard.

#### **Bedroom Three**

10' 2" x 6' 3" ( 3.10m x 1.91m )
Having window to the rear and a radiator.

# **Bedroom Four**

10' 2" x 8' 3" ( 3.10m x 2.51m )
Having window to the rear elevation and a radiator.

### **Master Bedroom**

9' 11" x 14' 7" ( 3.02m x 4.45m ) Having two windows to the front elevation, two radiators and built-in wardrobes.

# **En Suite**

Having low level W.C, mains fed walk-in shower, pedestal wash hand basin and a radiator.

# Garage

Having up and over door.

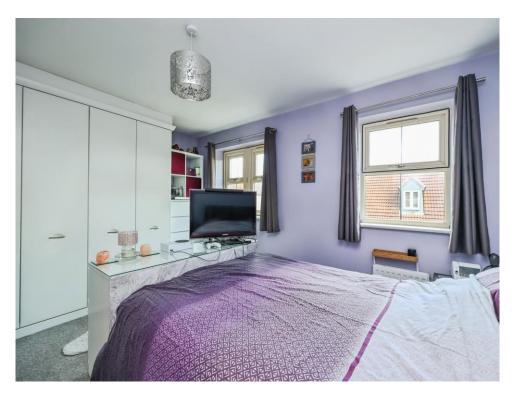
# Outside

To the rear is a fully enclosed garden with a patio seating area, side access, outside tap, outside power sockets, artificial lawn, mature shrub borders.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

To view this property please contact Burchell Edwards on

T 0115 968 0528 E hucknall@burchelledwards.co.uk

64 High Street Hucknall NOTTINGHAM NG15 7AX

EPC Rating: B Council Tax Band: C

view this property online burchelledwards.co.uk/Property/HUK104776



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Tenure: Freehold