



Latin Grove  
Hucknall NOTTINGHAM





# Latin Grove Hucknall NOTTINGHAM NG15 8GP

for sale  
**£280,000**



## Property Description

The property features a stylish bay-fronted lounge, perfect for relaxing evenings, and a contemporary kitchen diner with space for family meals and entertaining, with French doors opening out onto the rear garden. Upstairs, you'll find two well-proportioned bedrooms and a modern family bathroom, while the top floor hosts the impressive master suite, complete with its own private ensuite shower room.

Outside, the home benefits from a driveway providing off-street parking, a detached garage, and a well-maintained rear garden-ideal for outdoor dining or family time.

A perfect choice for modern family life, this home blends space, comfort, and style in an excellent location.

## Entrance Hallway

Accessed via composite door leading into a small hallway with door to:-

## Lounge

12' 5" Plus recess x 15' 1" ( 3.78m Plus recess x 4.60m )

Having bay window to the front elevation, a radiator and understairs storage.

## Inner Hall

Having stairs to the first floor and door to kitchen.

## Kitchen/ Diner

15' 5" Max x 10' 6" ( 4.70m Max x 3.20m )

Having window to the rear elevation, French doors to the rear elevation leading out to the garden, wall and base units with work surfaces over, gas hob, electric oven, space and plumbing for washing machine, space and plumbing for dishwasher, inset sink, wall mounted boiler.

## First Floor Landing

Having a radiator, window to the front and a storage cupboard.

## Bedroom Two

.8' Max x 13' 7" Max ( 2.44m Max x 4.14m Max )

Having a radiator and window to the rear elevation.

## Bedroom Three

12' x 8' 8" ( 3.66m x 2.64m )

Having window to the front elevation and a radiator.

## Bathroom

having bath with mains fed shower over, obscured window to the rear elevation, heated towel rail, low level W.C, pedestal wash hand basin and extractor.

## Second Floor

## Bedroom One

11' 3" Plus recess x 20' 8" Max ( 3.43m Plus recess x 6.30m Max )

Having window to the front elevation, two Velux windows to the rear, two radiators, built-in wardrobes and loft access.

## En Suite

Having mains fed shower, pedestal wash hand basin, W.C, heated towel rail and spot lights.

## Outside

To the front of the property is a gravelled frontage with a tarmacked driveway to the side leading to a garage which has an up and over door, power and lighting.

To the rear the garden has a patio seating area, side access, laid lawn section and mature shrub border.



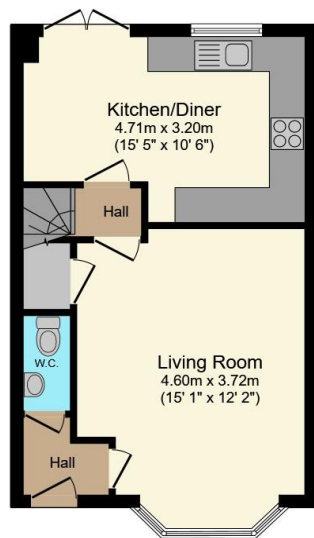




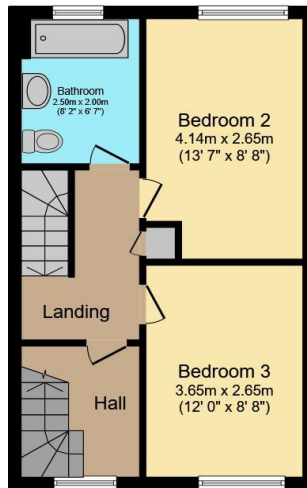




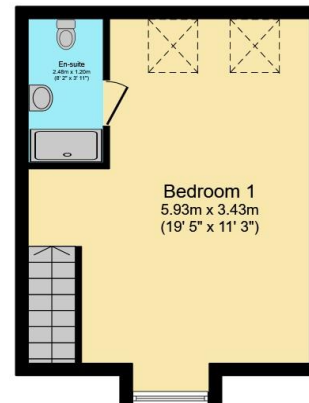




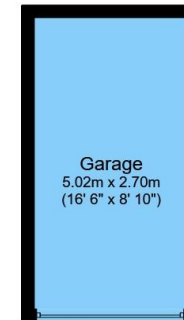
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 118.1 m<sup>2</sup> (1,271 sq.ft.) approx

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Band: C

Tenure: Freehold

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