

**64 FARLEYS LANE  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 6DN**



**GUIDE PRICE £200,000 - £225,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Spacious Detached Property
- Two Bedrooms
- Two Reception Rooms
- Family Bathroom
- Large Corner Plot
- Garage and Driveway
- Viewing Highly Recommended

## 64 FARLEYS LANE, HUCKNALL, NOTTINGHAMSHIRE

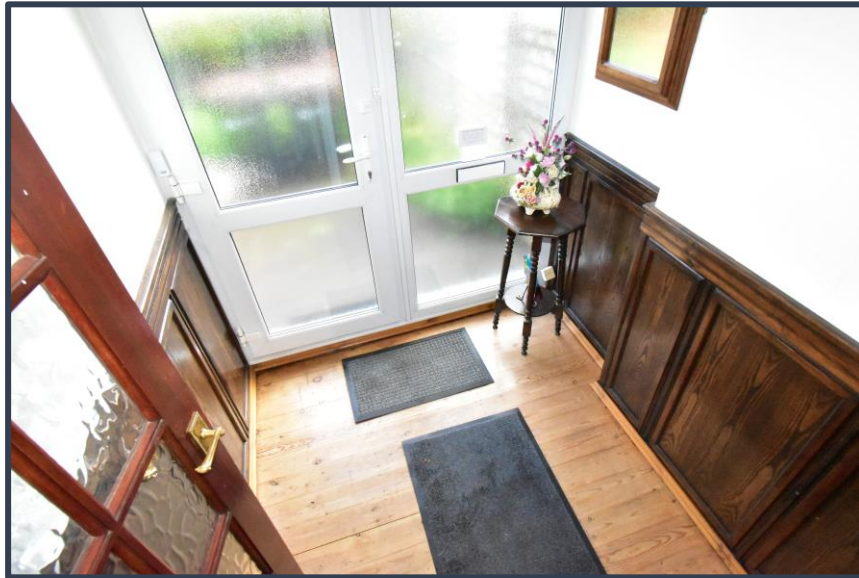
This well presented two bedroom, detached property is a **MUST SEE!** Located on a large corner plot in a popular area of Nottingham, close to local amenities, good schools and excellent transport links into Nottingham City Centre, this property would make a great family home.

The property entrance is located on the first floor which houses the living room, kitchen and dining room. The ground floor has two good sized bedrooms and the family bathroom. To the front of the property there is an integrated garage and a driveway for off street parking, whilst to the side and rear there is the large garden.

Entrance door into:

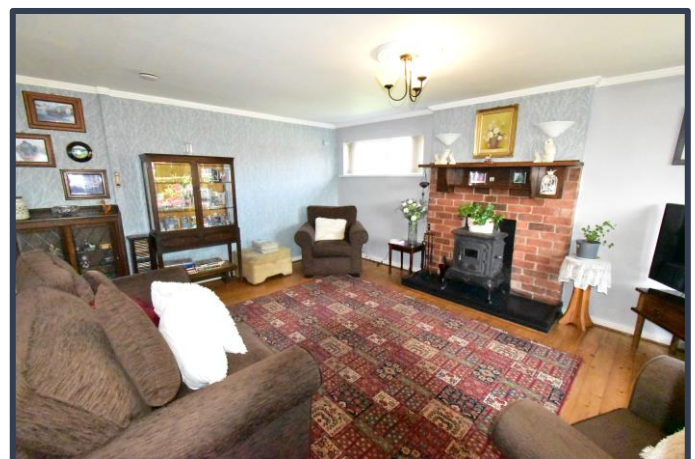
### HALLWAY

With access to the living room, stairs to the ground floor, ceiling light point.



### LIVING ROOM

**12'9" x 16"** A spacious family room with windows to the front and side, brick built feature fireplace, access to the dining room, radiator, power and ceiling light points.



**64 FARLEYS LANE, HUCKNALL, NOTTINGHAMSHIRE**

**KITCHEN**

**12'9" x 7"** Fitted with a range of wall and base units in a wood finish with coordinating roll top work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, space and plumbing for a dishwasher, space and fittings for an oven, one and a half bowl single drainer sink with mixer tap, windows to the side and rear, radiator, power and ceiling light points.



**DINING ROOM**

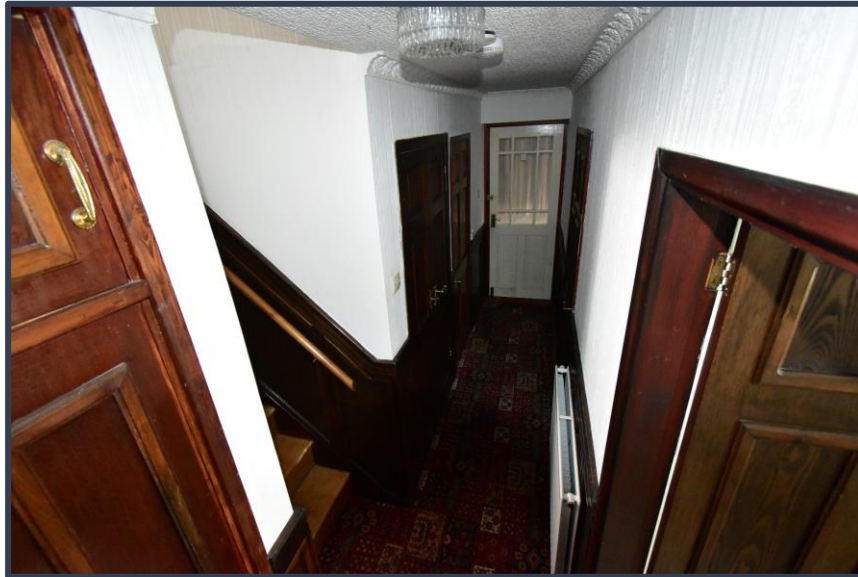
**11" x 11'9"** A good sized second reception room currently used as a dining room with window to the rear, storage cupboard, radiator, power and ceiling light points.



**64 FARLEYS LANE, HUCKNALL, NOTTINGHAMSHIRE**

**GROUND FLOOR HALLWAY**

With access to both bedrooms and the family bathroom, basement room, two storage cupboards, laundry room, radiator, power and ceiling light points.



**BEDROOM ONE**

12'9" x 10" With window to the rear, fitted wardrobes, radiator, power and ceiling light points.



**64 FARLEYS LANE, HUCKNALL, NOTTINGHAMSHIRE**

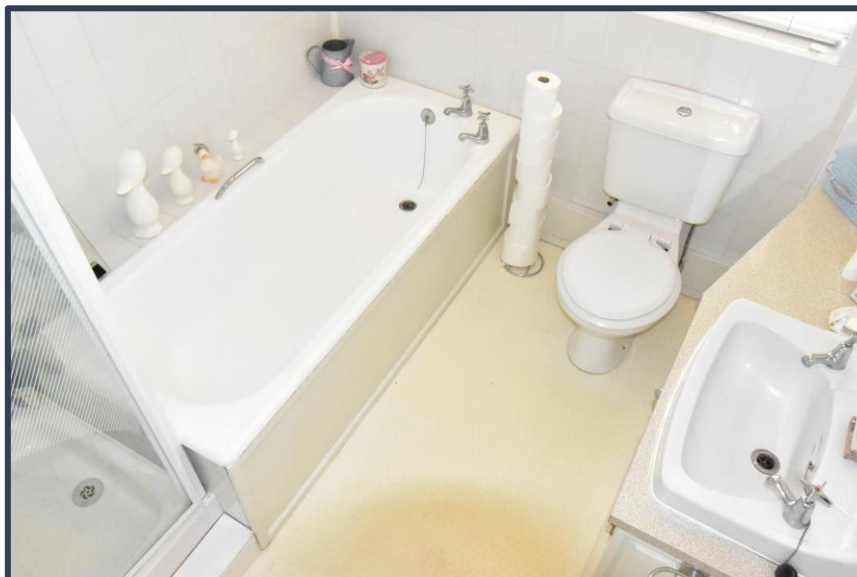
**BEDROOM TWO**

**7" x 7'9"** With window to the rear, radiator, power and ceiling light points.



**BATHROOM**

**6'7" x 7'6"** Fitted with a white four piece suite comprising of a wash hand basin built into vanity, W.C., bath and separate shower cubicle, part tiled walls, window to the rear, radiator and ceiling light point.



**64 FARLEYS LANE, HUCKNALL, NOTTINGHAMSHIRE**

**BASEMENT ROOM**

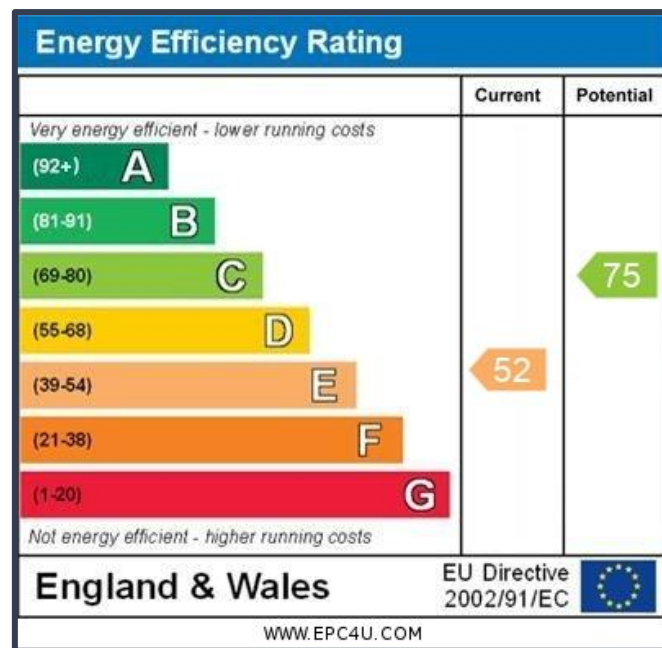
**16'3" x 10'6"** A large brick basement/storage room.

**OUTSIDE**

To the front of the property there is an integrated garage and a driveway for off street parking. To the rear there is a small patio area directly outside the property leading onto a large garden laid to lawn with a variety of plants, hedges, trees and shrubbery throughout, all enclosed with fences.



**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Local Council** – Ashfield District Council

**Council Tax Band** – B

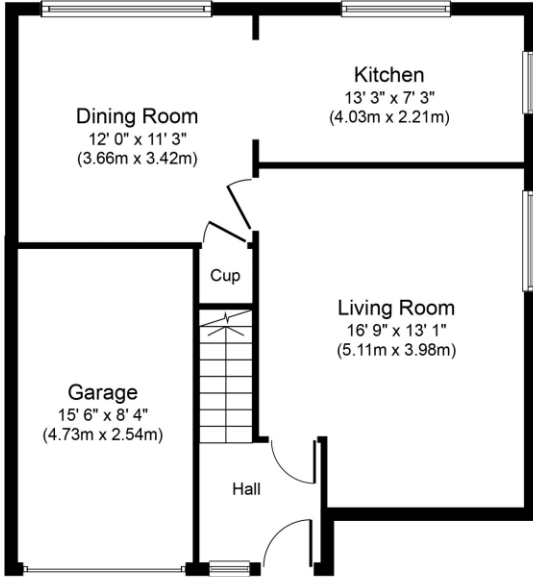
**Primary School** – Butlers Hill Infant and Nursery School/Broomhill Junior School

**Secondary School** – Holgate Academy

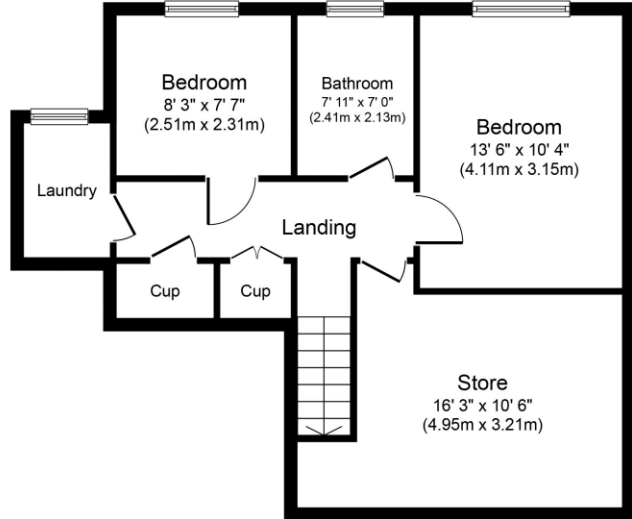
**Stamp Duty on Asking Price:** N/A (Additional costs may apply if being purchased as a second property)

# 64 FARLEYS LANE, HUCKNALL, NOTTINGHAMSHIRE

## FLOOR PLAN



**Ground Floor**  
Approximate Floor Area  
651 sq. ft.  
(60.5 sq. m.)



**First Floor**  
Approximate Floor Area  
556 sq. ft.  
(51.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



## **64 FARLEYS LANE, HUCKNALL, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.