

**17 BOATSWAIN DRIVE  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 7SX**



**£365,000**

**VIEWING**

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

**TENURE**

Freehold

- Large Detached Property
- Four Bedrooms
- Modern Kitchen
- Three Reception Rooms
- Good Sized Garden
- Garage and Driveway
- Viewing Highly Recommended

## 17 BOATSWAIN DRIVE, HUCKNALL, NOTTINGHAMSHIRE

Need2View are delighted to bring to the market this beautifully presented, four bedroom, detached property located on a quiet cul de sac in a sought after area of Nottinghamshire.

The property has a spacious living room, dining room, conservatory, modern kitchen, utility room and W.C. to the ground floor, whilst the first floor has four good sized bedrooms (with ensuite to the master) and the family bathroom.

Entrance door into:

### HALLWAY

With stairs to the first floor landing, access to the ground floor rooms, access to the garage, radiator, power and ceiling spotlights.



### LOUNGE

10'9" x 16'1" A spacious family room with two UPVC double glazed windows to the front, glass doors into the dining room, two radiators, power and ceiling light points.



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**DINING ROOM**

**9" x 9'8"** A good sized room following on from the living room, access to the kitchen and conservatory, radiator, power and ceiling light points.



**CONSERVATORY**

**12'4" x 8'9"** A beautifully light room with surrounding windows, access to the garden, electric radiator, power and ceiling light points.





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### KITCHEN/DINER

9'7" x 10" Fitted with a range of wall and base units in a white finish with coordinating roll top work surfaces, part wall tiling, space and plumbing for a fridge freezer, integrated oven, four ring hob, stainless steel extractor fan, single drainer composite sink with mixer tap, integrated wine cooler, access to the utility room, UPVC double glazed window to the rear, radiator, power points and ceiling spotlights.



### UTILITY ROOM

A room off the kitchen fitted with a range of wall and base units in a white finish with coordinating roll top work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a dishwasher, sink with mixer tap, access to the ground floor W.C, UPVC double glazed door to the rear garden, power points and ceiling spotlights.



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**GROUND FLOOR W.C.**

With wash hand basin built into vanity unit, W.C., radiator and ceiling light point.



**FIRST FLOOR LANDING**

With access to all the bedrooms and the family bathroom, radiator, power and ceiling light points.

**BEDROOM ONE**

11'9" x 11'4" With two UPVC double glazed windows to the front, built in wardrobes, access to the ensuite, radiator, power and ceiling light points.



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**EN SUITE**

With wash hand basin built into vanity, W.C., shower cubicle, fully tiled walls, UPVC double glazed window to the side, chrome towel radiator and ceiling light point.



**BEDROOM TWO**

12'3" x 9'4" With UPVC double glazed window to the front, built in wardrobes, built in storage cupboard, radiator, power and ceiling light points.





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**BEDROOM THREE**

**8'6" x 9'9"** With UPVC double glazed window to the rear, built in wardrobes, radiator, power and ceiling light points.



**BEDROOM FOUR**

**5'9" x 9'9"** With UPVC double glazed window to the rear, built in storage cupboard, radiator, power and ceiling light points.



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### **BATHROOM**

White three piece suite comprising of a wash hand basin built into vanity, W.C. and bath with shower over, part tiled walls, UPVC double glazed window, radiator, and ceiling light point.



### **OUTSIDE**

To the rear of the property there is a good sized, well maintained garden with wooden decking and a section laid to lawn, all enclosed with fencing. To the front of the property there is an integrated garage and a driveway for off street parking.



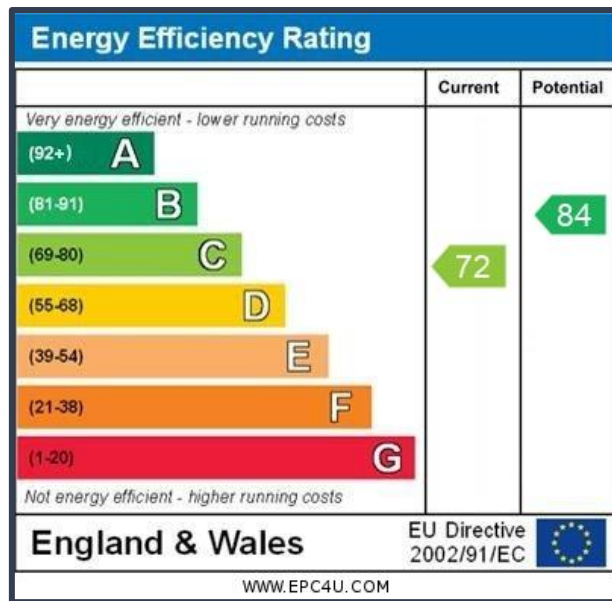
### **GARAGE**

The garage has been split into two parts and has been sound proofed, power and lighting.



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**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Local Council** – Ashfield District Council

**Council Tax Band** – D

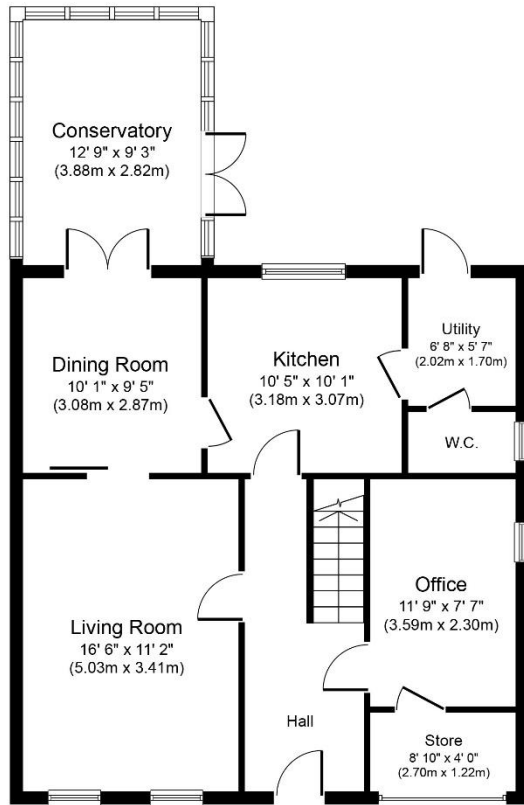
**Primary School** – Leen Mills Primary School

**Secondary School** – The National School

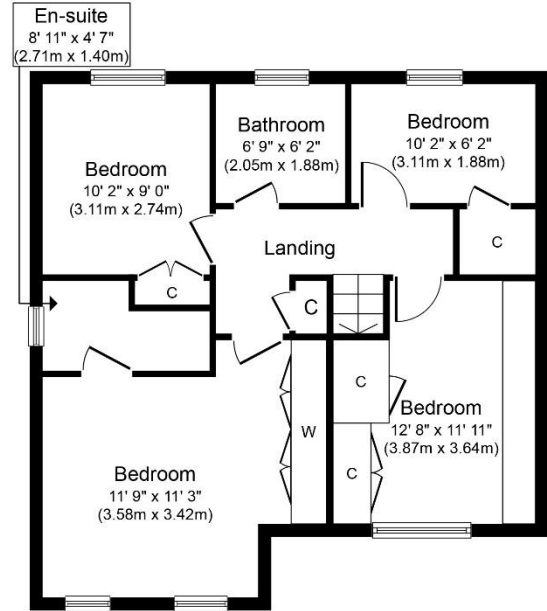
**Stamp Duty on Asking Price:** £5,750 (Additional costs may apply if being purchased as a second property)

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## FLOOR PLAN



**Ground Floor**  
Approximate Floor Area  
805 sq. ft.  
(74.8 sq. m.)



**First Floor**  
Approximate Floor Area  
626 sq. ft.  
(58.1 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.

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### **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.