

7 high street  
hucknall  
nottingham  
NG15 7HJ

need2view  
property services  
Sales & Lettings

tel: 0115 968 0809  
fax: 0115 968 0877

www.need2view.co.uk  
e-mail: mail@need2view.co.uk

**NO  
CHAIN**

**2 HOLLY LEAF ROAD  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 7EU**



**£275,000**

**VIEWING**

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

**TENURE**

Freehold

- Detached Property
- Three Bedrooms
- Dining Kitchen
- Two Reception Rooms
- Ground Floor W.C
- Ensuite to Master Bedroom
- Good Sized Garden
- Garage and Driveway For Off Street Parking
- Viewing Highly Recommended

## **2 HOLLY LEAF ROAD, HUCKNALL, NOTTINGHAMSHIRE**

**Need2View are delighted to bring to market this spacious, three bedroom, detached property, located on a quiet street in the sought after town of Hucknall, close to local amenities, good schools and excellent transport links to Nottingham City Centre.**

**The property offers a spacious living room, dining room, modern kitchen and a W.C. to the ground floor whilst the first floor has three good sized bedrooms (with an ensuite to the master) and the family bathroom. To the rear of the property there is a good sized, easy to maintain garden and to the front there is a garage and driveway for off street parking. This property would make the ideal family home and is for sale with NO CHAIN!**

Entrance door into:

### **HALLWAY**

With stairs to the first floor landing, access to the ground floor rooms, radiator and ceiling light point.



### **LOUNGE**

A spacious family room with UPVC double glazed window to the front, radiator, power and ceiling light points.



## **2 HOLLY LEAF ROAD, HUCKNALL, NOTTINGHAMSHIRE**

### **DINING ROOM**

A further good sized room off the living room with UPVC double glazed patio doors to the rear, radiator, power and ceiling light points.



### **KITCHEN/DINER**

Fitted with a range of wall and base units in a white gloss finish with coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated double oven, four ring gas hob, extractor fan, one and a half bowl single drainer sink with mixer tap, UPVC double glazed window to the rear, UPVC door to the side, radiator, power and ceiling light points.





## **2 HOLLY LEAF ROAD, HUCKNALL, NOTTINGHAMSHIRE**

### **GROUND FLOOR W.C.**

With wash hand basin, W.C., UPVC double glazed opaque window, radiator and ceiling light point.



### **FIRST FLOOR LANDING**

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

### **BEDROOM ONE**

With UPVC double glazed window to the front, radiator, power and ceiling light points.



## **2 HOLLY LEAF ROAD, HUCKNALL, NOTTINGHAMSHIRE**

### **EN SUITE**

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



### **BEDROOM TWO**

With UPVC double glazed window to the rear, radiator, power and ceiling light points.



## **2 HOLLY LEAF ROAD, HUCKNALL, NOTTINGHAMSHIRE**

### **BEDROOM THREE**

With UPVC double glazed window to the rear, radiator, power and ceiling light points.



### **BATHROOM**

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



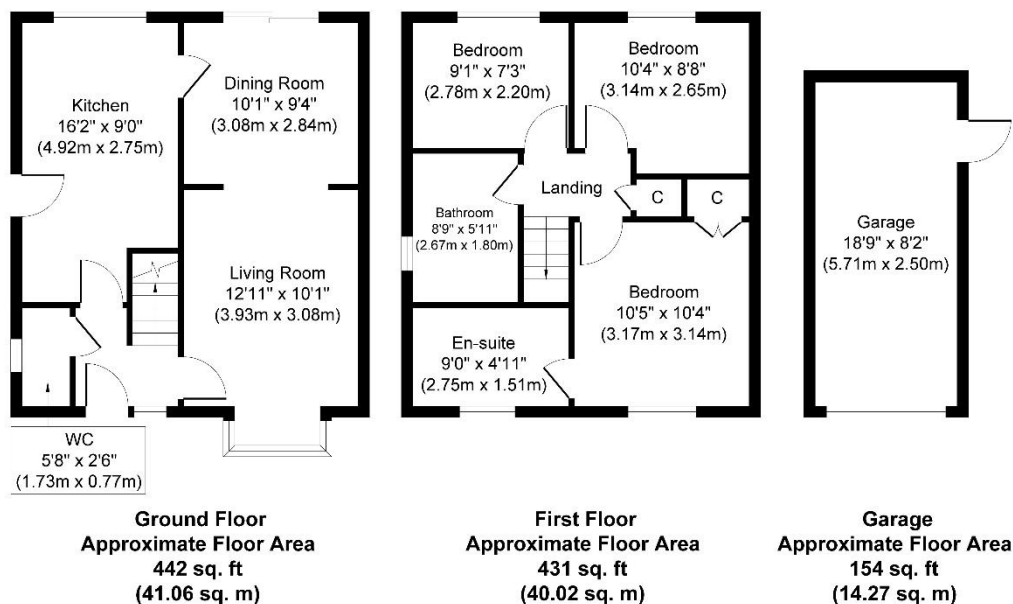
## 2 HOLLY LEAF ROAD, HUCKNALL, NOTTINGHAMSHIRE

### OUTSIDE

To the rear of the property there is a good sized garden with a patio area and a lawn all fully enclosed with walls and fencing. To the front of the property there is a driveway and a garage for off street parking.



### FLOOR PLAN



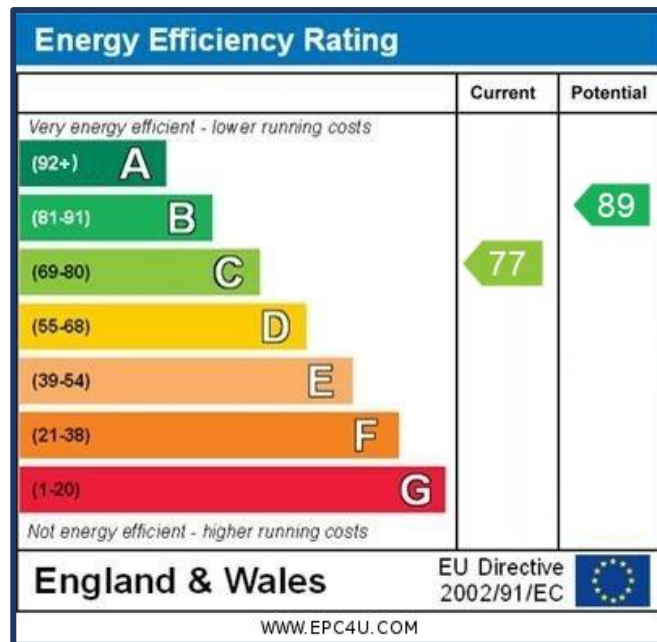
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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## 2 HOLLY LEAF ROAD, HUCKNALL, NOTTINGHAMSHIRE

### EPC GRAPH



### ADDITIONAL INFORMATION

**Local Council** – Ashfield District Council

**Council Tax Band** – C

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

**Secondary School** – Holgate Academy

**Stamp Duty on Asking Price:** £3,750 (Additional costs may apply if being purchased as a second property)



## **2 HOLLY LEAF ROAD, 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.