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NG15 7HJ

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Sales & Lettings

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25 LIGHTNING GROVE

HUCKNALL

NOTTINGHAM

NG15 6WP



£295,000

VIEWING

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

TENURE

Freehold

- Detached Property
- Three Bedrooms
- Ensuite to Master & Family Bathroom
- Fully Fitted Open-Plan Kitchen
- Separate Utility
- Spacious Lounge with French Doors onto Garden
- Extensive Driveway & Detached Single Garage
- Good Frontage, Side & Rear Gardens

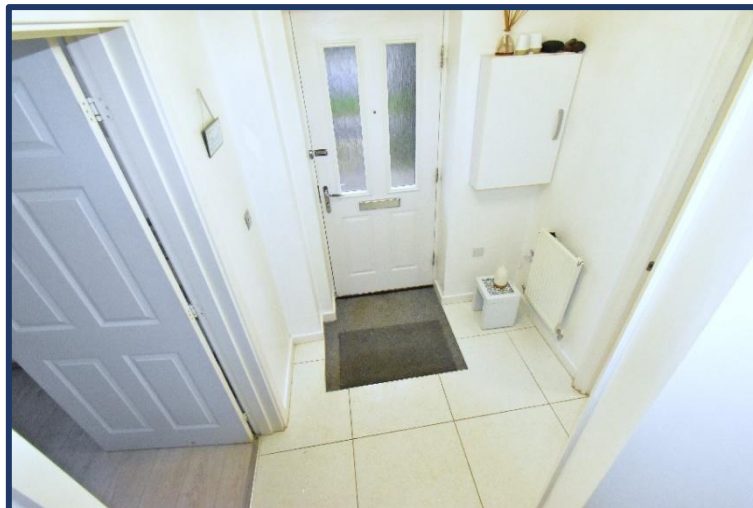
25 LIGHTNING GROVE, HUCKNALL, NOTTINGHAM

Need2View are delighted to bring to market this well-presented three-bedroom detached property, situated in a sought-after residential area of Hucknall, within easy reach to a range of local amenities including shops, great schools and transport links into the City Centre and beyond!

This property features neutral white décor throughout, creating a bright and inviting space, whilst also allowing prospective buyers to add their own stamp. The ground-floor boasts a spacious living room with French doors opening onto the garden, a fully fitted open-plan kitchen and separate utility. Upstairs, there are three-good sized bedrooms, with an ensuite to the master, as well as a family bathroom. Externally, this property benefits from an attractive frontage with mature shrubbery that provides additional privacy, as well as a side, and enclosed rear garden with an extensive patio area. There is also a detached single garage and sizeable driveway, which provides off-street parking for multiple vehicles.

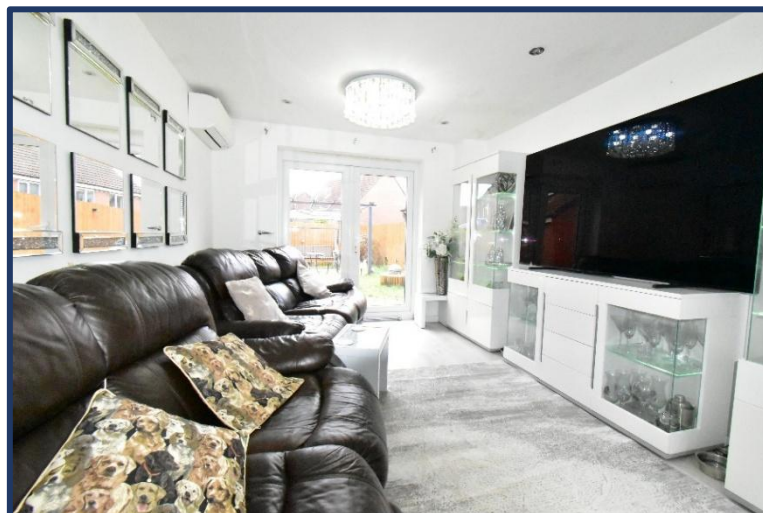
ENTRANCE LOBBY

With access to the lounge and kitchen, having radiator, ceiling light point and power point.



LOUNGE

This bright spacious room is perfect for both relaxing and entertaining, featuring a UPVC double glazed window to the front, French doors opening onto the rear garden patio, two thermostatically controlled radiators, wall mounted air conditioning unit, central ceiling light point, multiple ceiling spotlights and power points.



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DINING KITCHEN

This open-plan kitchen provides ample space for dining, fitted with a range of wall and base units in a white gloss finish, with illuminated under-cabinet and skirting strips, coordinating roll top work surfaces and splashbacks, 1 ½ bowl sink with mixer tap, five-ring gas hob with stainless steel splashback and extractor hood over, integrated double oven, integrated fridge and freezer, integrated dishwasher, thermostatically controlled radiator, UPVC double glazed windows to the front, side and rear, white tiled flooring, numerous power points for various appliances, two central ceiling light points and multiple ceiling spotlights.



UTILITY ROOM

Having matching wall and base units with illuminated under-cabinet and skirting strips, integrated washing machine and dryer, UPVC double glazed door to the rear garden, white tiled flooring, ceiling light point and power points.



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FIRST FLOOR LANDING

With access to all three bedrooms and the family bathroom, having UPVC double glazed window to the front, radiator, power point, central ceiling light point and spotlights.



MASTER BEDROOM

This spacious bedroom benefits from an ensuite, with UPVC double glazed windows to the front and rear, two thermostatically controlled radiators, wall mounted air conditioning unit, three wall mounted light points, two ceiling light points and multiple power points.



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ENSUITE

Three-piece white suite comprising close coupled W.C, pedestal wash band basin, shower enclosure with white tiled surrounds and illuminated skirting strip, UPVC double glazed opaque window to the side, part tiled walls and ceiling light point.



BEDROOM TWO

Double bedroom with UPVC double glazed windows to the front and side, radiator, ceiling light point and power points.



BEDROOM THREE

With UPVC double glazed window to the side, thermostatically controlled radiator, ceiling light point and power points.

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FAMILY BATHROOM

Three-piece white suite comprising close-coupled W.C, pedestal wash hand basin with charging outlet above, panelled bath with shower over and white tiled surround, UPVC double glazed opaque window to the rear, radiator, part tiled walls and ceiling light point.



OUTSIDE

This property benefits from an attractive frontage with well-established shrubbery providing added privacy. There are gardens to the side which are laid to lawn, and a spacious rear garden which is enclosed by fencing, having sections laid to lawn and an extensive patio area, ideal for entertaining and relaxing during the summer months. This property also boasts a detached single garage and large driveway, providing off-street parking for several vehicles.



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ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – C

Primary School –Hucknall Flying High Academy

Secondary School – The Holgate Academy

Stamp Duty on Asking Price: £4,500 (Additional costs may apply if being purchased as a second property)

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.