



35 Stainsborough Road, Hucknall – NG15 6TT

Guide Price **£350,000**

DavidJames
the estate agent



35 Stainsborough Road

Hucknall, Nottingham

Four bed detached family home situated in a well-regarded area of Hucknall, close to amenities, schools & M1 Motorway. With 2 reception rooms, conservatory & private south-easterly facing rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached family home located in a popular area
- Great location close to Hucknall's extensive amenities, schools, transport links and access to the M1 Motorway
- Bright and spacious lounge with feature bay window and electric fire
- Versatile dining room with double doors opening into the conservatory
- Light filled conservatory with views overlooking the private rear garden
- Grey shaker style kitchen with Rangemaster range cooker, cooker hood, separate utility room and downstairs WC
- Four bedrooms (three of which are double bedrooms)
- Good-sized main bedroom with en-suite shower room and sliding door wardrobes
- Family bathroom with white three-piece suite with dual head rainfall shower
- Lovely south-east facing rear garden backing onto woodland with two patio areas perfect for entertaining and relaxing









Floor 0



Floor 1

Approximate total area⁽¹⁾

108.5 m²

1169 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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