

HoldenCopley

PREPARE TO BE MOVED

Lightning Grove, Hucknall, Nottinghamshire NG15 6WP

Guide Price £190,000 - £200,000

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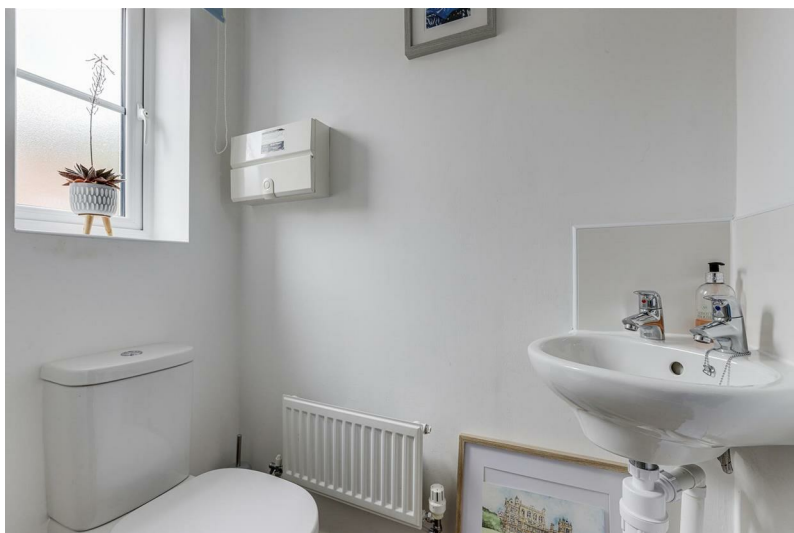


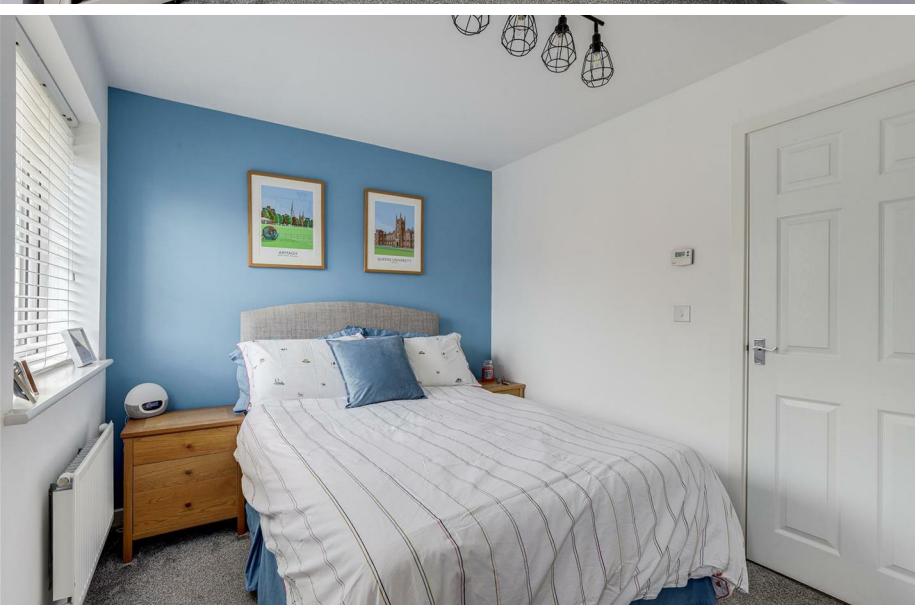
GUIDE PRICE £190,000 - £200,000

STUNNING FIRST HOME...

This two bedroom end terrace property is beautifully presented throughout and offers modern kitchen and bathroom suites making it ideal for any first time buyers looking to get onto the property ladder. Situated in the popular location of Hucknall, close to a range of local amenities such as shops, eateries and excellent transport links as well as being just a stones throw away from the Scenic Bestwood Country Park. To the ground floor of the property is an entrance hall, a spacious living room, a modern kitchen diner and a ground floor W/C. To the first floor are two double bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway to provide off road parking, to the rear is a private enclosed garden with a lawn and a patio area.

MUST BE VIEWED





- End Terrace House
- Two Double Bedrooms
- Spacious Living Room
- Modern Kitchen Diner
- Three Piece Bathroom Suite & Ground Floor W/C
- Private Rear Garden
- Off Road Parking For Two Cars
- Well Presented Throughout
- Section 106 Housing
- Must Be Viewed





GROUND FLOOR

Hall

8'4" x 3'4" (2.55m x 1.04m)

The hallway has Luxury Vinyl Tiled flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

W/C

4'9" x 2'11" (1.47m x 0.89m)

This space has Luxury Vinyl Tiled flooring, a low level flush W/C, a corner wash basin with stainless steel taps, a radiator, a wall mounted electrical switchboard and a UPVC double-glazed obscure window to the front elevation.

Living Room

15'2" x 9'3" (4.63m x 2.83m)

The living room has Luxury Vinyl Tiled flooring, a radiator, an in-built under stairs cupboard, a TV point and a UPVC double-glazed window to the front elevation.

Kitchen

7'7" x 12'2" (2.32m x 3.71m)

The kitchen has Luxury Vinyl Tiled flooring, a range of fitted base and wall units with fitted wooden countertops, a stainless steel sink and a half with a drainer and a moveable swan neck mixer tap, an integrated oven with a gas hob and an extractor fan, space and plumbing for a washing machine, space for a dining table, space for a fridge-freezer, a radiator, a UPVC double-glazed window to the rear elevation and UPVC double-glazed French doors providing access out to the garden.

FIRST FLOOR

Landing

6'3" x 6'9" (1.92m x 2.07m)

The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom One

12'7" x 8'5" (3.86m x 2.58m)

The main bedroom has carpeted flooring, a radiator, an in-built cupboard and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12'8" x 8'1" (3.88m x 2.48m)

The second bedroom has carpeted flooring, access to the boarded loft via a drop-down ladder, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

6'3" x 5'5" (1.91m x 1.67m)

The bathroom has Luxury Vinyl Tiled flooring, a low level flush W/C, a pedestal wash basin with stainless steel taps, a fitted panelled bath with a mains-fed shower and glass shower screen, partially tiled walls, a radiator, a towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking for two cars and gated access to the rear of the property.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a lawn, a paved patio area, a wood built bin store, an outdoor plug socket and an outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast- 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

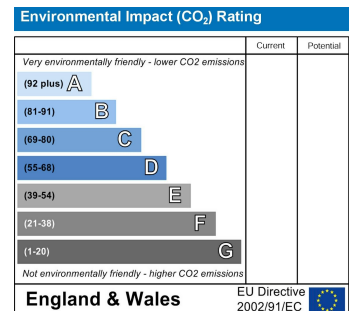
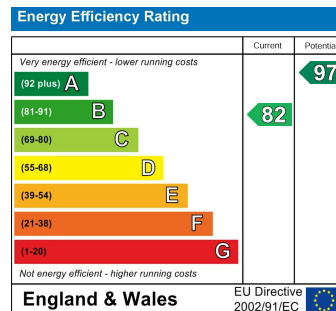
The vendor has advised the following:

Property Tenure is Freehold

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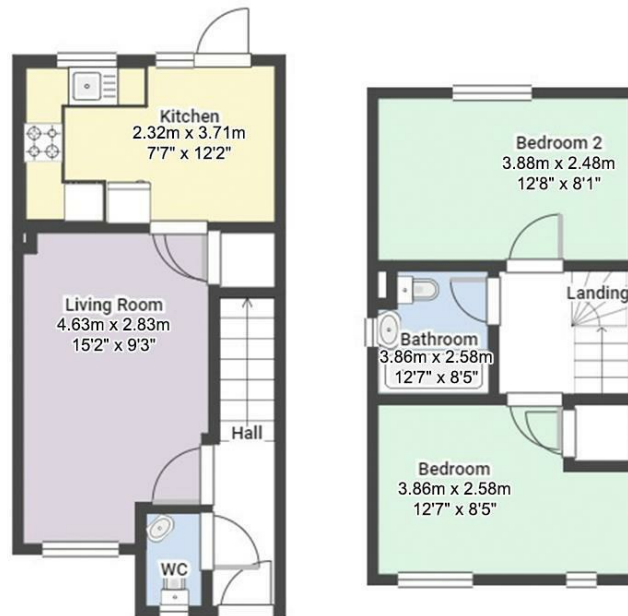
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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