

HoldenCopley

PREPARE TO BE MOVED

Papplewick Lane, Hucknall, Nottinghamshire NG15 8EF

Guide Price £260,000

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GUIDE PRICE £260,000 - £280,000!!

NO UPWARD CHAIN...

We are delighted to present this semi-detached house located in the heart of Hucknall. This property is offered on the open market with no upward chain, making it an ideal choice for a growing family. Situated within easy reach of Hucknall Town Centre, residents will enjoy a variety of amenities including shops, eateries, schools, and excellent transport links. Upon entering, you are welcomed by a porch and hallway leading to a spacious living room. The fitted kitchen features French doors that open into a bright conservatory, creating a seamless flow between indoor and outdoor living spaces. The first floor comprises three bedrooms, two of which have fitted wardrobes. A well-appointed three-piece bathroom suite completes this level, offering convenience and comfort for the whole family. The front of the property boasts a gravelled area and a driveway leading to a garage equipped with security lighting and ample storage. Double wooden doors provide access to the garage, and there is gated access to the rear garden. The enclosed large rear garden features a decked patio area, a well-maintained lawn, and various planted trees, bushes, and shrubs. The garden is bordered by fence panels and hedges, ensuring privacy and security, with additional gated access.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring, a double glazed window to the front elevation, and a double glazed door opening into the accommodation.

Hallway

5'8" x 13'5" (1.73m x 4.11m)

The hallway has a double glazed window to the side elevation, carpeted flooring, a radiator, and a double glazed door into the accommodation.

Living Room

11'3" x 14'0" (3.44m x 4.27m)

The living room has a double glazed window to the front elevation, a radiator, a TV point, coving to the ceiling, and carpeted flooring.

Kitchen

7'3" x 17'4" (2.22m x 5.30m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, space for a freestanding cooker, splashback and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a wall-mounted boiler, wood-effect flooring, and double French doors opening out into the conservatory.

Conservatory

16'1" x 14'10" (4.92m x 4.54m)

The conservatory has a radiator, double glazed window and roof surround, wood-effect flooring, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6'8" x 6'1" (2.05m x 1.87m)

The landing has a double glazed window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

9'5" x 10'2" (2.88m x 3.12m)

The first bedroom has a double glazed window to the front elevation, a radiator, fitted wardrobes, and wood-effect flooring.

Bedroom Two

8'6" x 10'0" (2.60m x 3.06m)

The second bedroom has a double glazed window to the rear elevation, a radiator, double fitted wardrobes, and wood-effect flooring.

Bedroom Three

6'10" x 6'8" (2.10m x 2.05m)

The third bedroom has a double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

6'9" x 6'10" (2.06m x 2.09m)

The bathroom has a double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a Jacuzzi panelled bath with a wall-mounted shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, a driveway to the garage with security lighting, ample storage, double wooden doors into the garage, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed large rear garden with a decked patio area, a lawn, various planted trees, bushes and shrubs, a fence panelled and hedge boundary with gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Some coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

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.

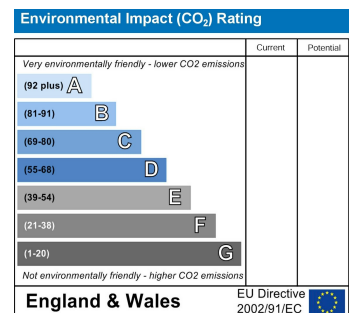
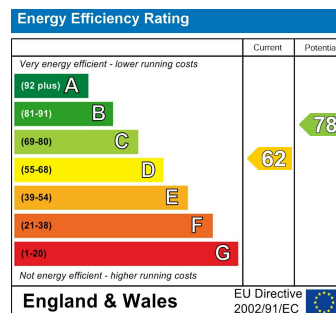
The vendor has advised the following:

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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