

# HoldenCopley

PREPARE TO BE MOVED

Charnwood Grove, Hucknall, Nottinghamshire NG15 6PL

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Offers Over £200,000

Charnwood Grove, Hucknall, Nottinghamshire NG15 6QL



## NO UPWARD CHAIN...

This well-maintained two-bedroom semi-detached home, offered with no upward chain, is nestled in a quiet cul-de-sac, providing a peaceful setting close to local amenities and scenic countryside. With easy access to the M1, it's ideal for commuters. The ground floor features an entrance hall, a spacious bay-fronted living room with a charming feature fireplace, a fitted kitchen, a separate utility room, and a convenient W/C. Upstairs, two double bedrooms are serviced by a bathroom suite. Outside, the property boasts a large, well-kept rear garden with a lawn, as well as a brick-built outhouse offering excellent potential for conversion into a home office or studio space, making it a versatile and spacious home ready for its new owners.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Bay-Fronted Living Room
- Good-Sized Kitchen
- Utility & W/C
- Bathroom Suite
- Boarded Loft via Drop-Down Ladder
- Generous-Sized Garden
- Brick-Built Outhouse with Electrics
- Popular Location





## GROUND FLOOR

### Entrance Hall

3'1" x 3'11" (0.96m x 1.21m)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, and a single composite door providing access into the accommodation.

### Living Room

13'9" x 14'7" plus bay (4.20m x 4.46m plus bay)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and a feature fireplace with a decorative surround.

### Kitchen

11'5" x 13'8" (3.49m x 4.18m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven, a four ring gas hob with an extractor fan, space and plumbing for a dishwasher, tiled splashback, vinyl flooring, an in-built cupboard, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

### Utility Room

6'6" x 3'10" (2.00m x 1.19m)

The utility room has a fitted worktop, space and plumbing for a washing machine, wooden flooring, a radiator, and dual-aspect UPVC double-glazed windows.

### Lobby

2'10" x 3'4" (0.88m x 1.04m)

This space has tiled flooring, an in-built under stair cupboard, and a single UPVC door providing access to the garden.

### W/C

3'2" x 4'6" (0.98m x 1.38m)

This space has a low level flush W/C, a wash basin, a radiator, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

2'9" x 7'6" (0.85m x 2.30m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Bedroom One

11'11" x 11'3" min (3.65m x 3.43m min)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a ceiling rose, a radiator, a picture rail, and a fitted wall-to-wall sliding door wardrobe.

### Bedroom Two

9'4" x 11'5" (2.86m x 3.49m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bathroom

7'6" x 8'1" (2.29m x 2.47m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, laminate flooring, partially tiled walls, a radiator, a picture rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a brick boundary wall with a patio pathway leading to the front door and the side gate.

### Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of mature trees, plants and shrubs, courtesy lighting, a brick-built outhouse with electrics, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed -

Phone Signal – Most 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas or Electric Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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 B

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.

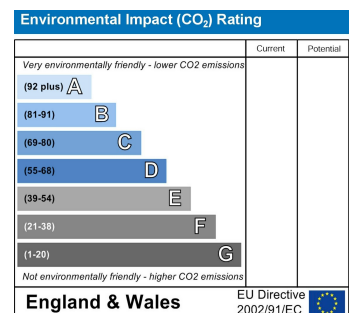
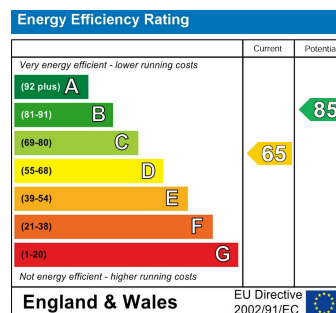
The vendor has advised the following:

Property Tenure is Freehold

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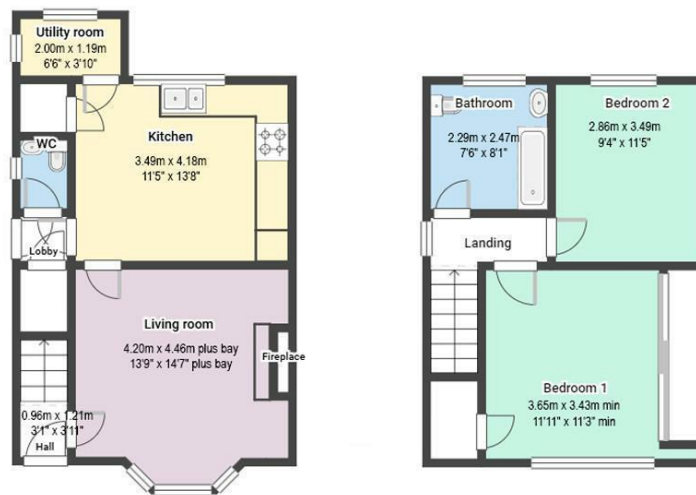
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# Charnwood Grove, Hucknall, Nottinghamshire NG15 6QL

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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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