

HoldenCopley

PREPARE TO BE MOVED

Lovesey Avenue, Hucknall, Nottinghamshire NG15 6WQ

Asking Price £350,000

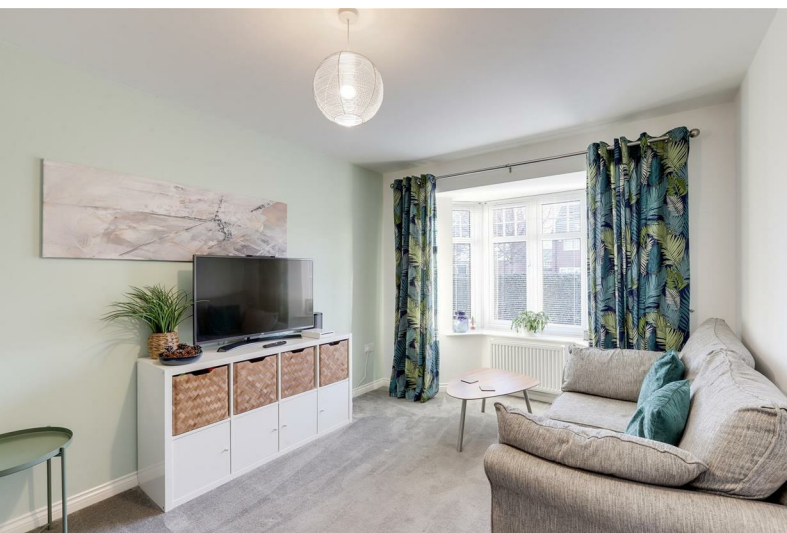
Lovesey Avenue, Hucknall, Nottinghamshire NG15 6WQ

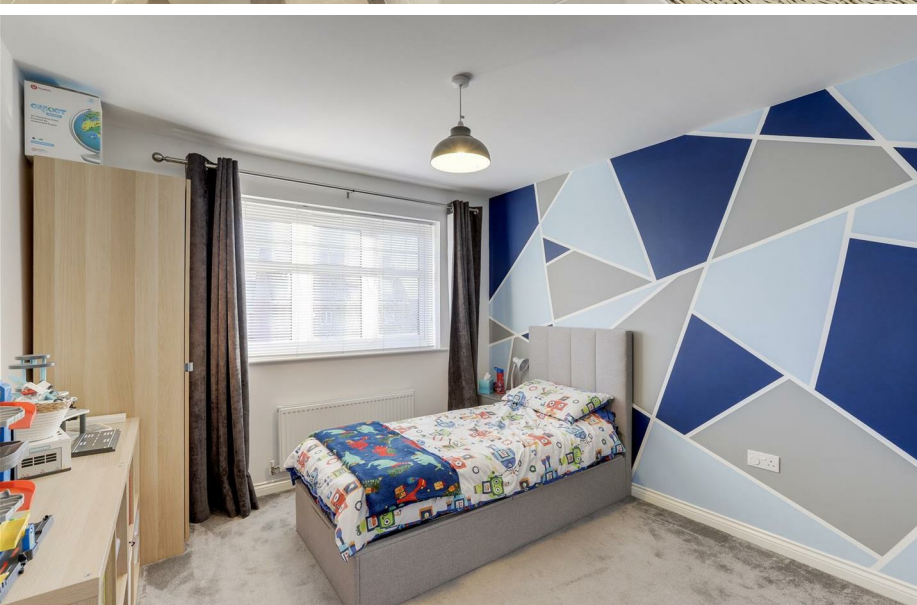
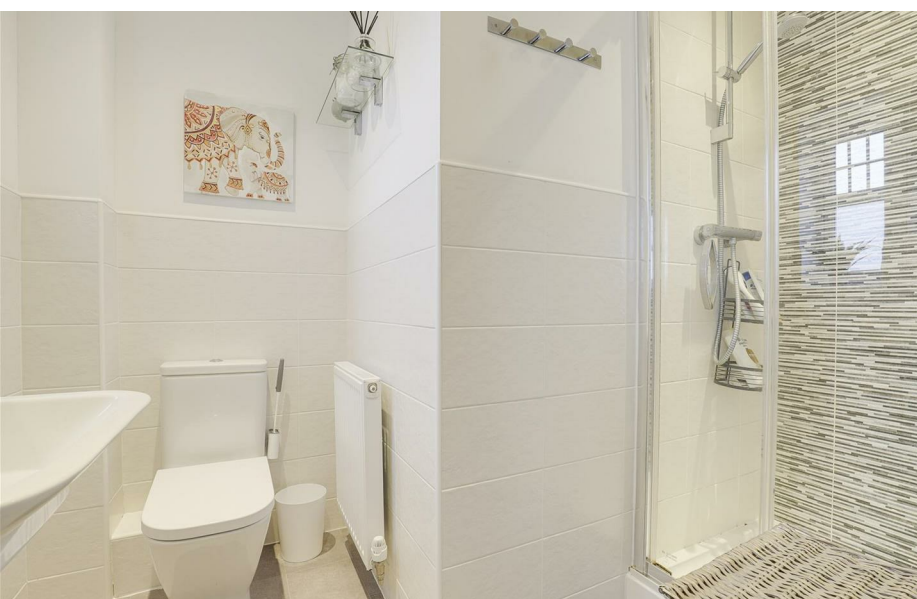


WELL-PRESENTED THROUGHOUT...

This well-presented four-bedroom detached house offers an ideal family living space in a quiet residential location. Positioned within the catchment area for good schools and enjoying proximity to local amenities, and excellent commuting links via the M1. The ground floor features an entrance hall leading to a spacious reception room, perfect for relaxing or entertaining. The modern kitchen diner, designed with family meals and culinary needs in mind, is complemented by a convenient utility room and a ground floor W/C. Upstairs, the property offers four generously sized double bedrooms. The main bedroom benefits from fitted wardrobes and an en-suite, while the stylish main bathroom serves the remaining bedrooms. Externally, the front of the property includes a driveway providing off-road parking for multiple vehicles, access to a garage, and a lawn. To the rear, the enclosed garden features a patio seating area, a lawn bordered by plants and shrubs, and a charming summerhouse, offering a perfect space for enjoying the outdoors.

MUST BE VIEWED!





- Detached House
- Four Double Bedrooms
- Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has an entrance mat, carpeted flooring, a radiator, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

15'1" into bay x 9'6" (4.60m into bay x 2.92m)

The living room has carpeted flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

21'2" x 11'1" (6.46m x 3.39m)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a drainer and a mixer tap, an intergated oven, gas hob, an extractor fan, dishwasher & fridge freezer, two radiators, recessed spotlights, tiled flooring, a UPVC double-glazed window to the rear elevation and a double French door providing access to the rear garden.

Utility Room

5'10" x 5'5" (1.78m x 1.67m)

The utility room has a fitted worktop, space and plumbing for a washing machine & tumble dryer, a radiator, tiled flooring and a single composite door providing access to the side of the property.

W/C

5'5" x 3'0" (1.67m x 0.93m)

This space has a low level dual flush W/C, a wash basin, partially tiled walls, a radiator, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, an in-built storage cupboard, access to the loft and access to the first floor accommodation.

Master Bedroom

14'7" x 9'7" (4.47m x 2.93m)

The main bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

8'2" x 6'1" (2.50m x 1.87m)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with a shower fixture, a radiator, partially tiled walls, vinyl flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

13'9" x 10'5" (4.21m x 3.20m)

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

Bedroom Three

10'6" x 8'8" (3.21m x 2.66m)

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

Bedroom Four

10'4" x 8'4" (3.15m x 2.55m)

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

Bathroom

7'1" x 6'9" (2.18m x 2.08m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tied walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, a lawn and hedge borders.

Garage

19'7" x 11'1" (5.97m x 3.38m)

The garage has courtesy lighting, power supply, a wall-mounted boiler and an up-and-over door.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a range of plants and shrubs, a summerhouse and a fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 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

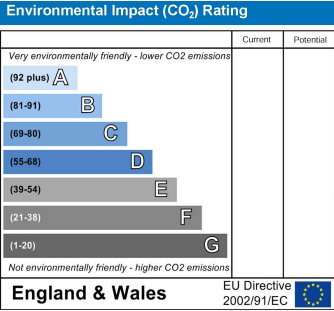
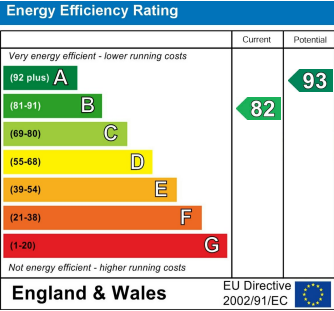
Council Tax Band Rating - Nottingham City Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

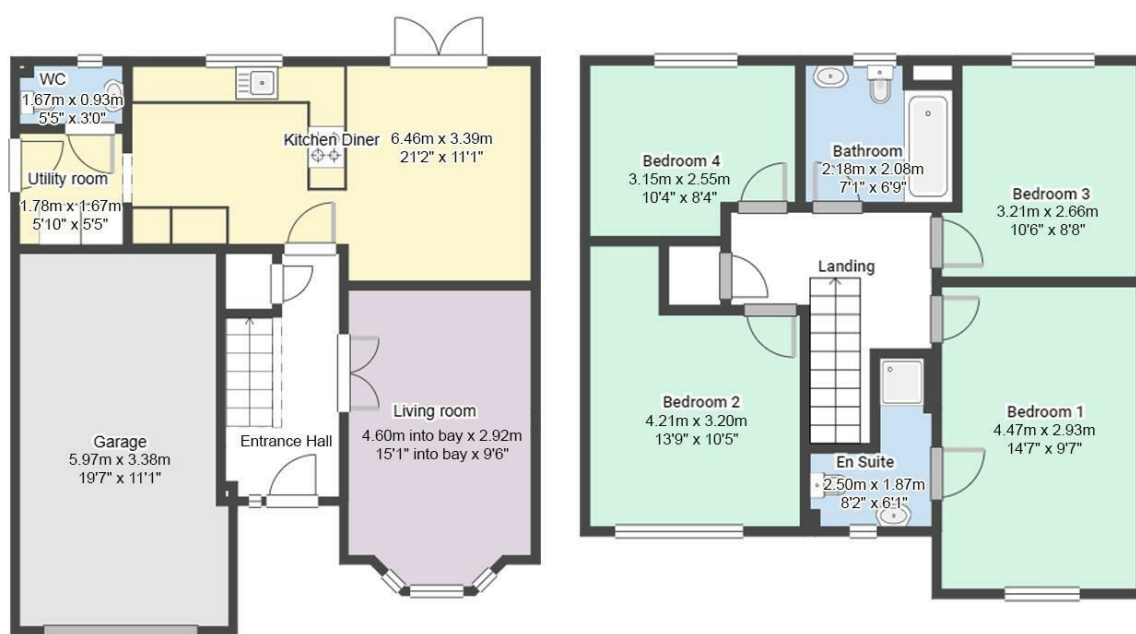
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Lovesey Avenue, Hucknall, Nottinghamshire NG15 6WQ

HoldenCopley
PREPARE TO BE MOVED



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.

© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.