

# HoldenCopley

PREPARE TO BE MOVED

Leen Mills Lane, Hucknall, Nottinghamshire NG15 8BZ

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Guide Price £325,000 - £350,000



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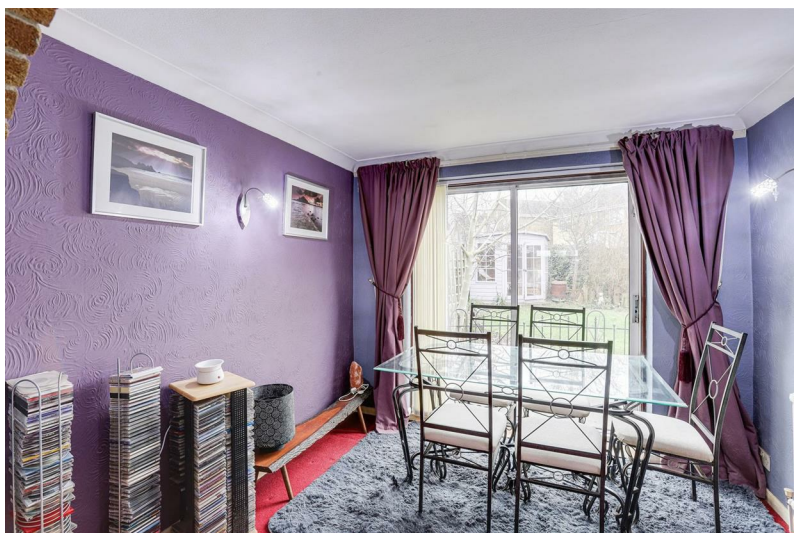
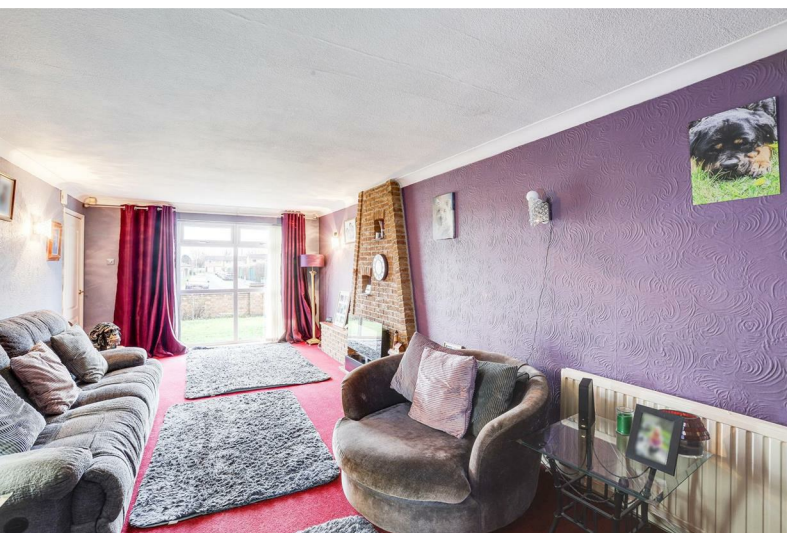


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## DETACHED HOUSE...

This well-positioned detached house presents an excellent opportunity for buyers looking to add their own personal touch to a property. Nestled in a sought-after location, it offers easy access to The Ranges Park. The home is also exceptionally well connected, with convenient transport links via train, tram, bus, and car, making commuting effortless. Hucknall town centre is just a short distance away, offering a variety of shops, schools, and local amenities, making this property ideal for a wide range of buyers. Upon entering the home, you are welcomed by a porch that leads into a spacious hallway. From here, there is open access into the first of the reception rooms. The hallway also provides access to a convenient ground floor W/C and leads into a generously sized living room, which opens into the dining area, making it a fantastic space for entertaining or family gatherings. The fitted kitchen is well-appointed, offering ample storage and workspace, with access into the adjoining utility room. The first floor of the property features four bedrooms. Completing the upper level is a four-piece bathroom suite, providing both a bath and a separate shower for added convenience. Outside, the front of the property is a lawn and a driveway that leads to the garage, offering off-street parking. A gated side entrance provides access to the rear garden, which is fully enclosed. The rear garden includes a paved patio area, perfect for outdoor seating, along with a lawn and planted borders. A versatile garden room is also situated within the garden, offering potential for use as a home office, gym, or additional storage space. The entire garden is enclosed with fence panel boundaries.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

5'9" x 2'10" (1.76m x 0.87m)  
The porch has tiled flooring, a full height double glazed window to the front elevation, and a double glazed door providing access into the accommodation.

Hall

6'3" max x 14'9" (1.92m max x 4.51m)  
The hall has carpeted flooring, coving to the ceiling, an in-built cupboard, and open access into the reception room.

W/C

6'9" x 2'5" (2.06m x 0.76m)  
This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, partially tiled walls, and carpeted flooring.

Reception Room

7'2" x 14'11" (2.19m x 4.57m)  
The reception room has a UPVC double glazed window to the front elevation, two radiators, coving to the ceiling, and carpeted flooring.

Living Room

23'1" x 11'4" (7.04m x 3.46m)  
The living room has full height UPVC double glazed window to the front elevation, two radiators, coving to the ceiling, a feature fireplace with a stone-effect surround, a TV point, carpeted flooring, and open access into the dining room.

Dining Room

8'9" x 9'5" (2.67m x 2.88m)  
The dining room has carpeted flooring, coving to the ceiling, a radiator, and sliding patio doors opening to the rear garden.

Kitchen/Diner

13'1" max x 14'2" (4.00m max x 4.33m)  
The kitchen dinner has a range of fitted base and wall units with worktops, a circular stainless steel sink and drainer with a mixer tap and soap dispenser, an integrated double oven, gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, a radiator, tiled splash back, tiled flooring, and a UPVC double glazed window to the rear elevation.

Utility Room

5'5" x 5'2" (1.66m x 1.60m)  
The utility room has a worktop, space and plumbing for a washing machine, space for a tumble dryer, partially tiled walls, tiled flooring, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

14'10" x 5'4" (4.53m x 1.63m)  
The landing has a UPVC double glazed window to the front elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

11'3" x 11'0" (3.45m x 3.36m)  
The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, fitted wardrobes, and carpeted flooring.

Bedroom Two

11'3" x 9'9" (3.45m x 2.98m)  
The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Three

13'1" max x 7'10" (3.99m max x 2.40m)  
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, fitted wardrobes, and carpeted flooring.

Bedroom Four

7'4" x 7'9" (2.24m x 2.38m)  
The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

7'3" x 6'7" (2.23m x 2.03m)  
The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a corner bath with a handheld shower fixture, a shower enclosure with a wall-mounted shower fixture, a radiator, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, a driveway with access to the garage, and gated access to the rear garden.

Garage

15'1" x 9'4" (4.62m x 2.86m)  
Th garage has ample storage, and an up-and-over door opening onto to the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, planted borders, access into the versatile garden room, and a fence panelled boundary.

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 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 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.

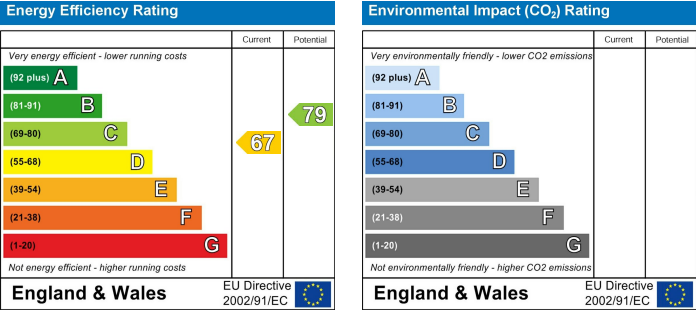
The vendor has advised the following:  
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

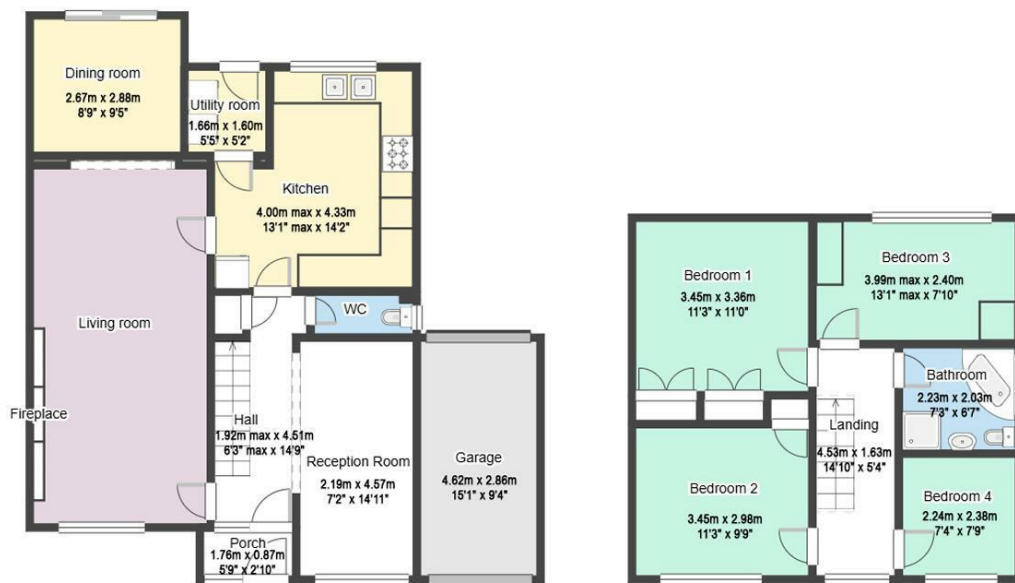
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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