

# HoldenCopley

PREPARE TO BE MOVED

Latin Grove, Hucknall, Nottinghamshire NG15 8GP

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Guide Price £350,000 - £370,000

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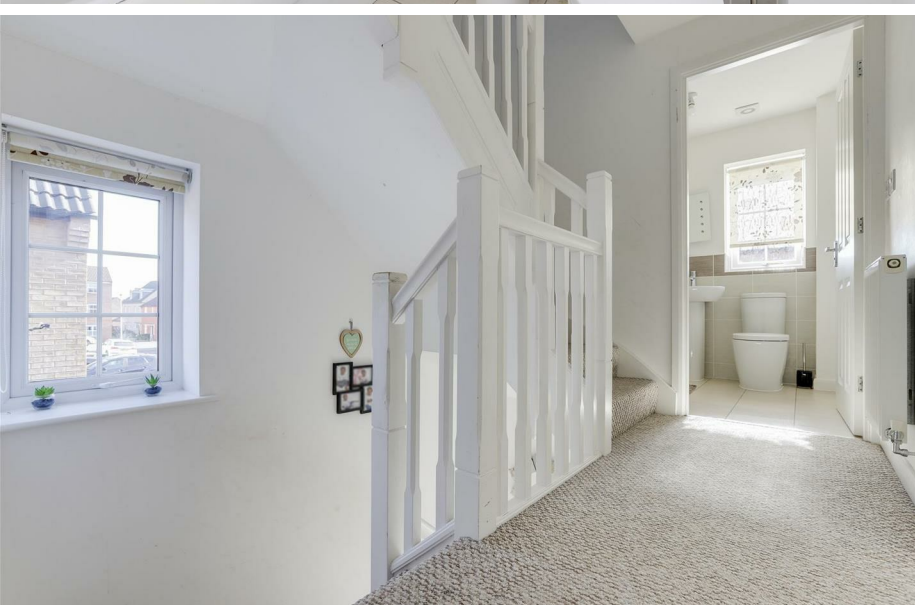
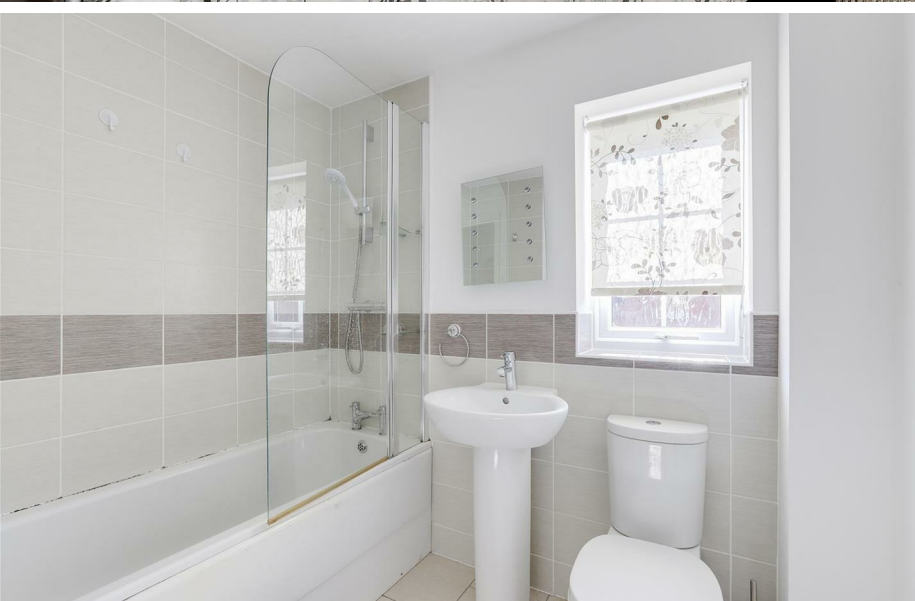
GUIDE PRICE £350,000 - £370,000

## DETACHED HOUSE...

Welcome to this three-storey detached home which is perfectly situated within easy reach of Hucknall Town Centre, offering a wealth of local amenities, including shops, schools, and excellent transport links. Designed with both style and functionality in mind, this spacious property provides versatile living across three floors, making it an ideal choice for families or professionals seeking a modern and well-connected home. Upon entering, the welcoming hallway provides access to a ground floor W/C. The living room, positioned at the front of the property, is filled with natural light from a charming bay window. To the rear of the property, the open-plan kitchen diner serves as the heart of the home featuring double French doors lead directly to the rear garden. The first floor comprises three well-proportioned bedrooms, one of which benefits from fitted wardrobes and access to a private en-suite shower room. A stylish and contemporary three-piece family bathroom serves the remaining bedrooms. Ascending to the second floor, a generous double bedroom awaits, complete with fitted wardrobes and its own en-suite, offering a private and tranquil retreat. The well-thought-out design of this level provides an excellent balance of space and privacy, making it an ideal master suite or guest accommodation. Externally, the property is just as impressive. The front garden is neatly landscaped with a selection of established plants and bushes, enhancing the kerb appeal of the home. A private driveway leads to the garage, providing ample parking and storage. Gated side access leads to the enclosed rear garden, where a well-maintained lawn is complemented by a patio area, perfect for outdoor dining or relaxing in the warmer months. The fenced boundaries ensure privacy while still allowing an open and inviting atmosphere.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Spacious Kitchen/Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- Two En-Suites
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

14'8" x 7'4" (max) (4.48m x 2.26m (max))  
The entrance hall has tiled flooring, a recessed door mat, carpeted stairs, an in-built cupboard, a radiator, and a composite door providing access into the accommodation.

W/C

5'6" x 3'3" (1.68m x 1.00m )  
This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin with a tilted splash back, a radiator, and tiled flooring.

Living Room

16'0" x 10'9" (4.90m x 3.28m )  
The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, and carpeted flooring.

Kitchen/Diner

18'5" x 12'0" (5.63m x 3.67m )  
The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated double oven, Induction hob and extractor fan, an integrated fridge freezer, an integrated dishwasher, space for a dining table, tiled splash back, tiled flooring, a UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

12'2" x 7'2" (3.72m x 2.20m )  
The landing has a UPVC double glazed window to the side elevation, a radiator, carpeted flooring, and access to the first floor accommodation.

Bedroom Two

12'9" x 10'11" (max) (3.90m x 3.34m (max))  
The second bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

7'5" x 4'5" (max) (2.27m x 1.36m (max))  
The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, an extractor fan, and wood-effect flooring.

Bedroom Three

12'0" x 10'11" (max) (3.68m x 3.34m (max))  
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Four

12'2" x 7'3" (max) (3.71m x 2.21m (max))  
The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

7'3" x 5'7" (2.21m x 1.72m)  
The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an extractor fan, partially tiled walls , and tiled flooring.

SECOND FLOOR

Upper Landing

8'10" x 6'10" (2.70m x 2.10m )  
The upper landing has a UPVC double glazed window to the side elevation, carpeted flooring, an in-built cupboard, and access to the second floor accommodation.

Bedroom One

19'6" x 11'3" (max) (5.96m x 3.45m (max))  
The first bedroom has a UPVC double glazed window to the front elevation, a Velux window, fitted wardrobes, two radiators, carpeted flooring, access into the boarded loft with lighting via a pull-down ladder, and access into the en-suite.

En-Suite

6'9" x 6'2" (max) (2.08m x 1.88m (max))  
The en-suite has a Velux window, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a small planted area with established plants and bushes, a driveway leading to the garage, and gated access to the rear garden.

Garage

16'11" x 8'11" (5.18m x 2.74m )  
The garage has ample storage space, electric, lighting, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, fence panelled boundary, and 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 1800Mbps and Upload Speed 220Mbps  
Phone Signal – Some voice coverage of 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 E  
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.

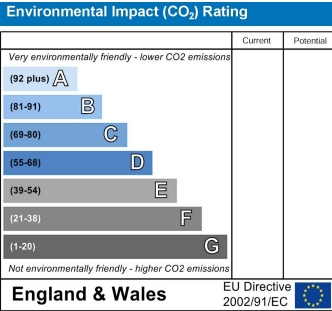
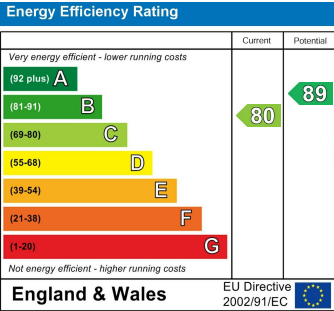
The vendor has advised the following:  
Property Tenure is Freehold

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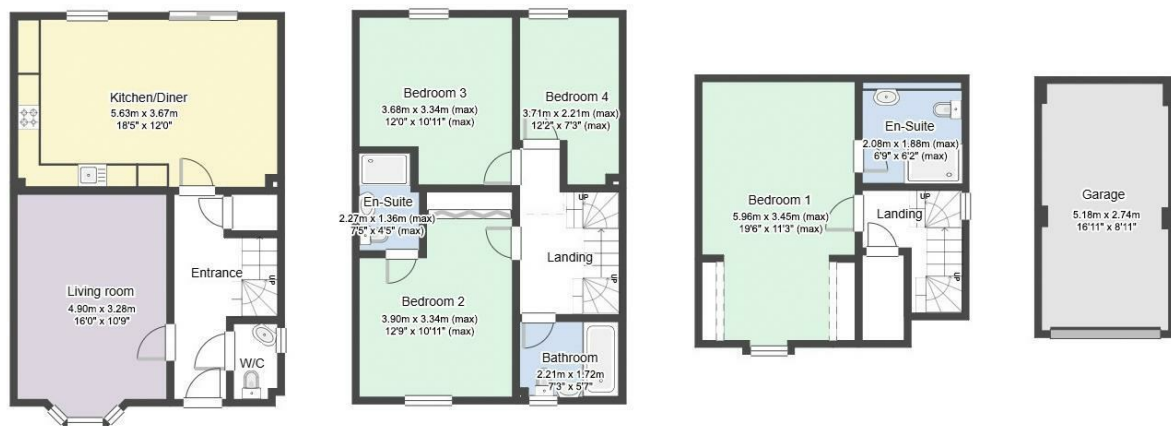
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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