

# HoldenCopley

PREPARE TO BE MOVED

Hayden Lane, Hucknall, Nottinghamshire NG15 8BH

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£260,000



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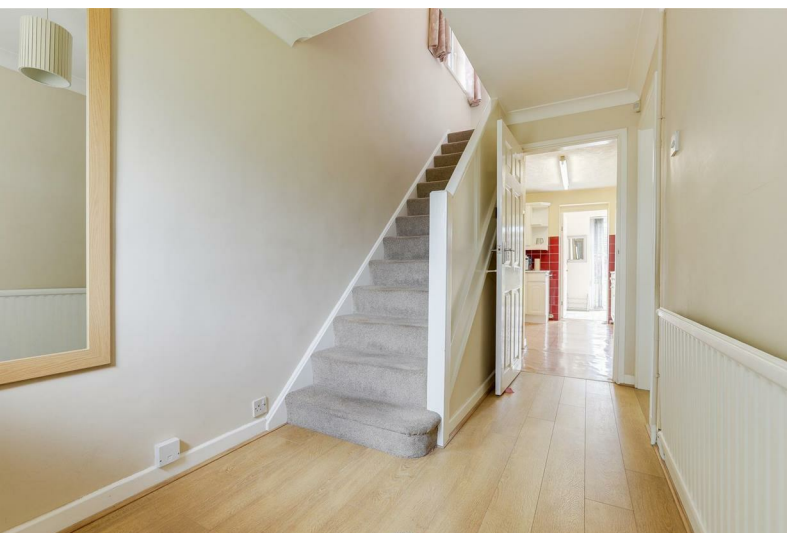




## NO UPWARD CHAIN...

This three-bedroom detached house offers deceptively spacious accommodation throughout and would make an ideal purchase for a wide range of buyers—whether you're a first-time buyer or you're simply looking for a property you can personalise and make your own. The home is well-positioned in a popular location, within easy reach of excellent transport links, great schools, and a wide range of local shops and amenities. To the ground floor, the property comprises an entrance hall, a spacious living room, a separate dining room, a bright and airy conservatory, a well-appointed fitted kitchen, and a convenient ground floor W/C. Upstairs, the first floor hosts three good-sized bedrooms, a three-piece bathroom suite, and access to a loft space, ideal for storage or potential conversion. Outside, to the front of the property is a driveway providing off-street parking, leading to a detached garage, and a well-maintained front garden with a lawn. To the rear, there is a private and enclosed garden featuring a paved patio seating area, perfect for outdoor entertaining, and a generous lawned area ideal for children or pets.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms & Conservatory
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking & Detached Garage
- Private Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'10" x 6'2" (max) (3.63m x 1.89m (max))  
The entrance hall has a UPVC double-glazed obscure window to the front elevation, laminate flooring, carpeted stairs, a radiator, coving and a single UPVC door providing access into the accommodation.

Living Room

13'1" x 12'5" (max) (4.00m x 3.81m (max))  
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, coving and double French doors providing access into the dining room.

Dining Room

12'0" x 10'6" (3.66m x 3.22m )  
The dining room has carpeted flooring, a radiator, coving and sliding patio doors providing access into the conservatory.

Conservatory

15'9" x 6'1" (4.82m x 1.86m )  
The conservatory has tiled flooring, a radiator and sliding patio doors providing access out to the garden.

Kitchen

11'10" x 8'0" (max) (3.63m x 2.46m (max))  
The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, an electric hob, a sink and a half with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, vinyl flooring, partially tiled walls, access into the pantry and a UPVC double-glazed window to the side elevation.

W/C

6'2" x 3'0" (1.88m x 0.93m )  
This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, tiled flooring and a single-glazed window to the side elevation.

FIRST FLOOR

Landing

9'1" x 8'11" (max) (2.78m x 2.73m (max))  
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access into the boarded loft, coving and provides access to the first floor accommodation.

Master Bedroom

13'2" x 12'3" (max) (4.02m x 3.75m (max))  
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted floor to ceiling wardrobes with matching drawers and coving.

Bedroom Two

12'2" x 9'11" (3.71m x 3.03m )  
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

Bedroom Three

8'10" x 7'10" (max) (2.70m x 2.41m (max))  
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bathroom

8'10" x 5'8" (2.70m x 1.74m )  
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with an electric shower, vinyl flooring, a radiator, tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn and a driveway leading to a detached garage.

Garage

18'0" x 7'6" approx (5.50m x 2.30m approx )

Rear

To the rear is a private garden with a paved patio seating area, a lawn and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)  
220 Mbps (Highest available upload speed)  
Phone Signal – Most 4G & 5G, some 3G available  
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 – A mining subsidence claim was made in 1984 for minor works. No issues have been experienced since the property was purchased in 2008.

DISCLAIMER

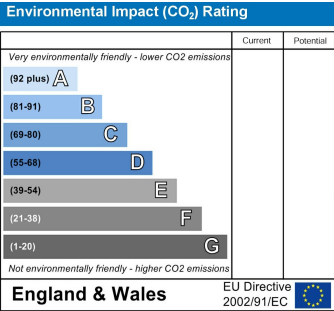
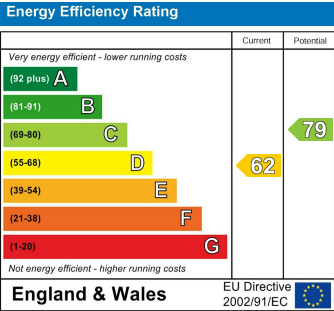
Council Tax Band Rating - Ashfield District Council - Band C  
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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**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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