

HoldenCopley

PREPARE TO BE MOVED

Lightning Grove, Hucknall, Nottinghamshire NG15 6WP

Guide Price £210,000 - £230,000

Lightning Grove, Hucknall, Nottinghamshire NG15 6WP

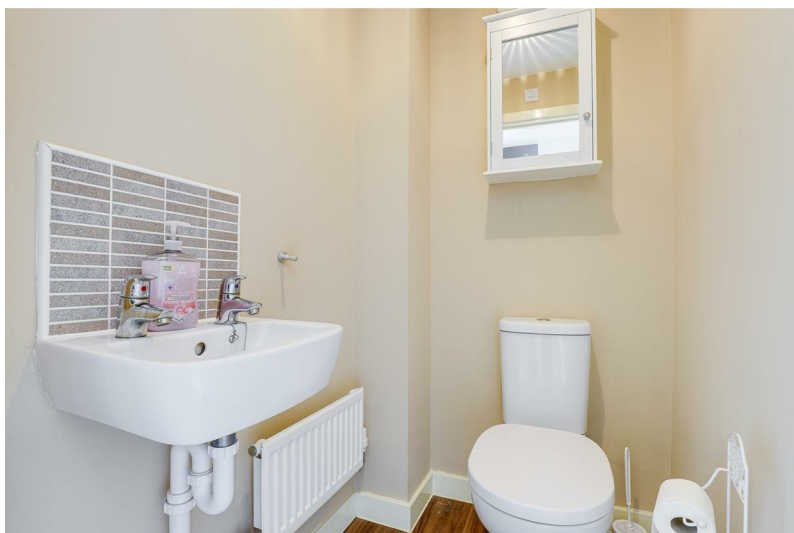


GUIDE PRICE £210,000 - £220,000

IDEAL FOR FIRST TIME BUYERS...

This well-presented three-storey end-terrace home offers deceptively spacious accommodation throughout and would make the perfect purchase for any first-time buyer or growing family looking for a property they can move straight into with no hassle. Located in a popular area, the property is conveniently situated close to a wide range of local amenities including shops, great schools, and excellent transport links into the City Centre and beyond. To the ground floor, the property comprises an entrance, a generously sized living room, a ground floor W/C, a modern fitted kitchen, and a bright conservatory with a glass roof, creating the ideal space for dining or relaxing. The first floor hosts two double bedrooms serviced by a three-piece family bathroom suite, while the second floor features a spacious double bedroom complete with an en-suite shower room and boarded loft access, offering additional storage options. Outside, the property benefits from a driveway to the front providing off-street parking for two cars, while to the rear, there is a well-maintained private garden featuring a patio area and lawn. For added peace of mind, the property is also fitted with CCTV to the front and rear.

NO UPWARD CHAIN





- End-Terrace Three Storey House
- Three Double Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room
- Conservatory With Glass Roof
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Popular Location





GROUND FLOOR

Entrance

3’6" × 3’8" (1.09m × 1.12m)
The entrance has laminate flooring, a radiator and a single composite door providing access into the accommodation.

Living Room

11’10" × 14’8" (3.61m × 4.49m)
The living room has a UPVC double-glazed window to the front elevation, laminate flooring and a radiator.

Hall

3’8" × 4’7" (1.14m × 1.42m)
The hall has laminate flooring and carpeted stairs.

W/C

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, laminate flooring, a radiator and an extractor fan.

Kitchen

11’9" × 7’8" (3.59m × 2.36m)
The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a freestanding dishwasher, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, laminate flooring, a radiator, recessed spotlights, a UPVC double-glazed internal window and open access into the conservatory.

Conservatory

9’3" × 8’9" (2.82m × 2.69m)
The conservatory has UPVC double-glazed windows to the rear and side elevation, laminate flooring, a glass roof and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

10’7" × 2’7" (3.25m × 0.81m)
The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Bedroom Two

10’5" × 11’10" (3.20m × 3.61m)
The second bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring and a radiator.

Bedroom Three

11’10" × 8’9" (3.61m × 2.69m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

7’11" × 5’6" (2.42m × 1.70m)
The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a tiled splashback, laminate flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

3’0" × 3’1" (0.93m × 0.94m)
The landing has carpeted flooring and provides access to the second floor accommodation.

Master Bedroom

16’6" × 8’6" (5.04m × 2.60m)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, access into the boarded loft and access into the en-suite.

En-Suite

11’1" × 4’11" (3.40m × 1.52m)
The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed shower and tiled walls, laminate flooring, a radiator, an extractor fan and a roof light.

OUTSIDE

Front

To the front is two parking spaces, a wall-mounted CCTV camera and courtesy lighting.

Rear

To the rear is a private garden with a paved patio, a lawn, a wall-mounted CCTV camera, courtesy lighting, fence panelled boundaries and a single wooden gate.

ADDITIONAL INFORMATION

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal – All 4G & 5G, some 3G available
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk for surface water / very low for rivers & sea
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.

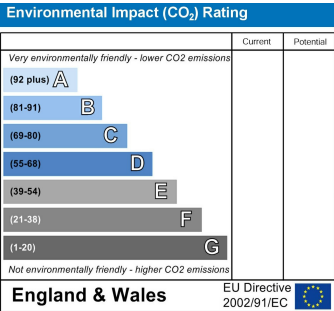
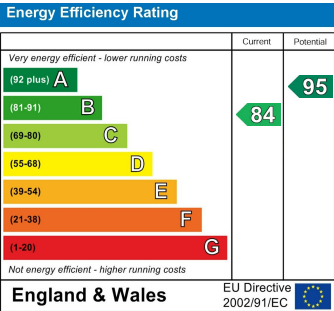
The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £305.24

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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.

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.

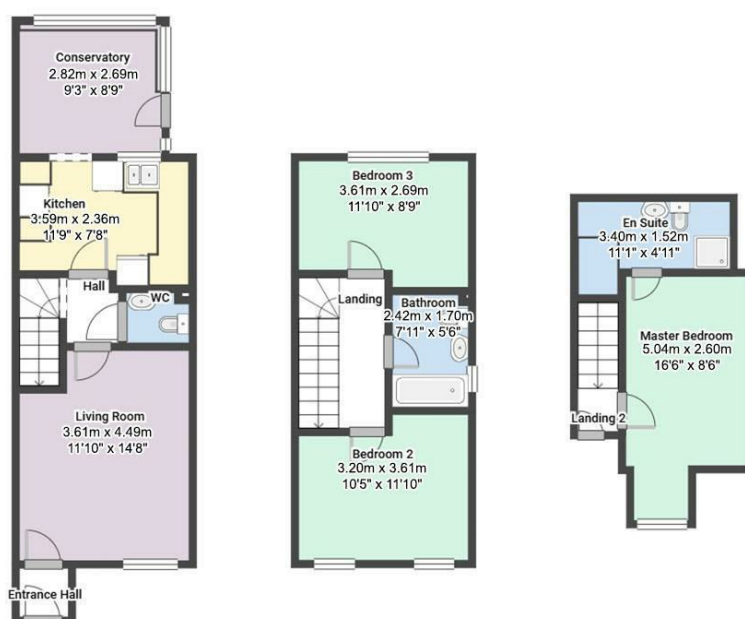
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Lightning Grove, Hucknall, Nottinghamshire NG15 6WP

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

hucknaloffice@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.