

HoldenCopley

PREPARE TO BE MOVED

Papplewick Lane, Hucknall, Nottinghamshire NG15 8EJ

Guide Price £250,000

Papplewick Lane, Hucknall, Nottinghamshire NG15 8EJ

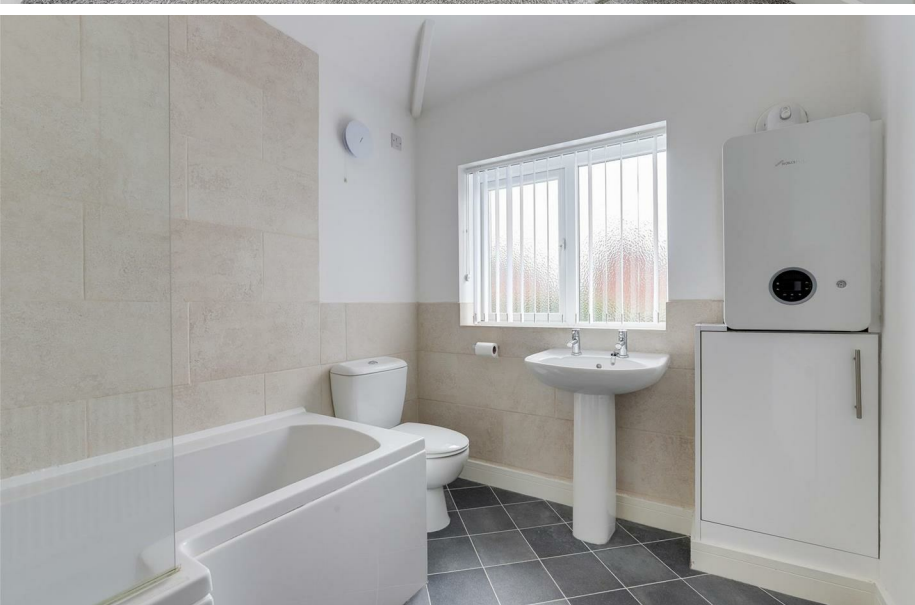
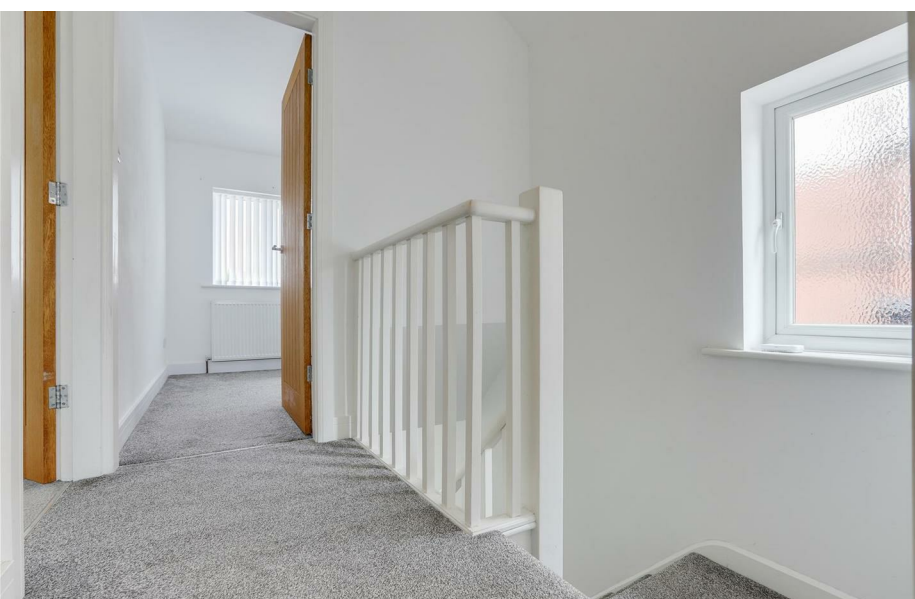


GUIDE PRICE £250,000 - £270,000

This recently refurbished semi-detached family home offers a fantastic opportunity for a variety of buyers. Positioned in a popular and convenient location, the property is within close proximity to a range of local amenities, highly regarded schools, and excellent transport links, making it perfectly suited for both family living and those needing easy access for commuting. On entering the property, you are welcomed by an inviting entrance hall which leads through to a bright and spacious open-plan living area. The newly fitted kitchen is finished to a high standard and provides a modern space ideal for both everyday use and entertaining. From here, there is access to a ground floor W/C as well as a generous conservatory, which floods the home with natural light and creates a versatile second reception area. The conservatory also features French doors that open out onto the rear garden, while a useful storage cupboard can be accessed from this space. The first floor is arranged to provide three well-proportioned bedrooms, each offering ample space and versatility to suit a growing family. These are served by a contemporary three-piece bathroom suite, complete with a stylish finish. Externally, the property sits on a well-presented plot. To the front, there is a lawned garden with a gravelled area and a driveway providing access to the garage. To the rear, the garden is fully enclosed and enjoys a good degree of privacy. It features a patio area, perfect for outdoor dining, along with a neatly kept lawn, a variety of established shrubs and plants, and direct access into the garage. The boundaries are secured with fencing, making this a safe and enjoyable space for both families and entertaining guests.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Open Plan Living
- Conservatory
- Three-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall had carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

Open Plan Living

24'2" x 18'2" (max) (7.39m x 5.54m (max))

The open plan living has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, space for an under counter fridge and freezer, tiled splashback, and vinyl flooring, a UPVC double glazed window to the rear elevation, and a door opening to the conservatory, the living area has dual aspect UPVC double glazed windows, a feature fireplace, two radiators, and carpeted flooring.

W/C

5'4" x 2'8" (1.63m x 0.82m)

This space has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a wall-mounted wash basin, fitted base and wall unit, partially tiled walls and tiled flooring.

Conservatory

15'1" x 7'7" (4.60m x 2.32m)

The conservatory has tiled flooring, a breakfast bar, UPVC double glazed window surround, double French doors opening to the rear garden, and access to the storage cupboard.

Storage Room

6'0" x 3'1" (1.84m x 0.96m)

The storage room has tiled flooring, electrics, and lighting.

FIRST FLOOR

Landing

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

11'10" x 10'11" (max) (3.62m x 3.35m (max))

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

Bedroom Two

11'11" x 10'10" (3.64m x 3.31m)

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

Bedroom Three

8'9" x 6'11" (max) (2.67m x 2.11m (max))

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

Bathroom

8'6" x 6'10" (2.60m x 2.10)

The bathroom had a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and shower screen, a radiator, a fitted base unit, a wall-mounted boiler, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

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

Garage

15'6" x 9'2" (4.74m x 2.81m)

The garage has a window to the side elevation, ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a lawn,

access into the garage, various plants, shrubs and bushes, 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

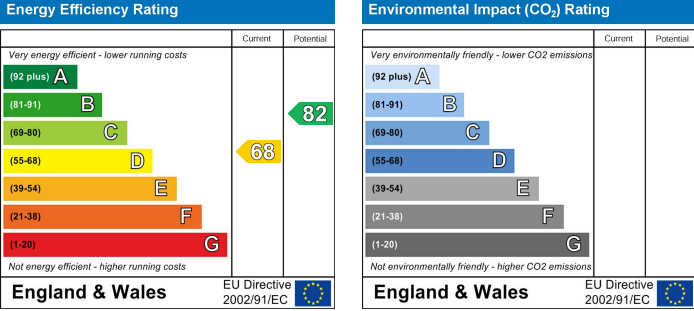
Council Tax Band Rating - Ashfield District Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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.



Papplewick Lane, Hucknall, Nottinghamshire NG15 8EJ

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.