

HoldenCopley

PREPARE TO BE MOVED

Lovesey Avenue, Hucknall, Nottinghamshire NG15 6WQ

Asking Price £310,000

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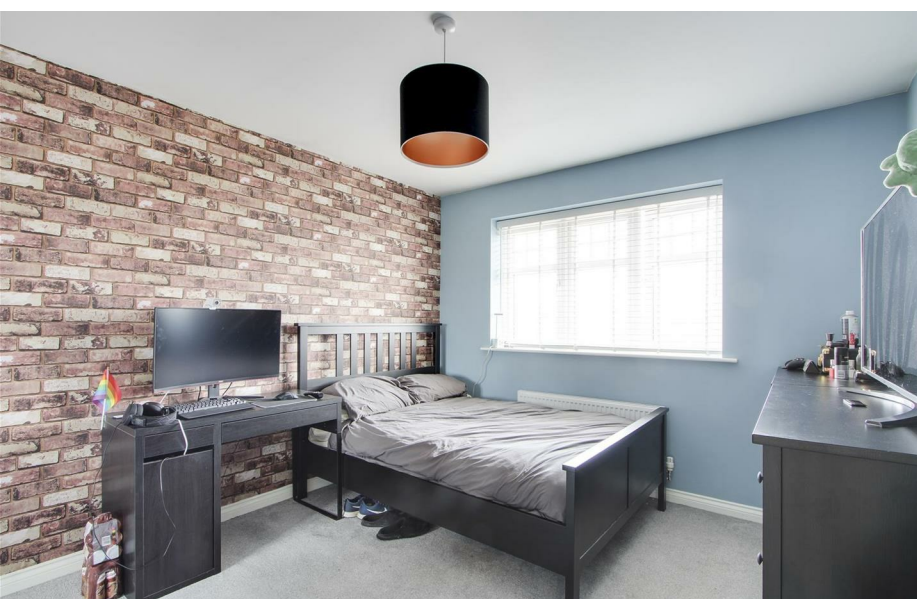


STUNNING FAMILY HOME...

This detached four bedroom house offers an abundance of space throughout and is excellently presented with modern kitchen and bathroom suites making an ideal home for any families looking for their forever home. Situated in the popular location of Hucknall which is host to a range of local amenities such as shops, eateries and excellent transport links as well as being within catchment to schools such as Butler's Hill Infant School and Broomhill Junior School. To the ground floor of the property is a modern kitchen diner with a separate utility area, a spacious lounge and a WC, the first floor carries four bedrooms serviced by a shower room en-suite to the master and a family bathroom. Outside to the front of the property is a driveway to provide ample off road parking and access into the garage, to the rear of the property is a private enclosed garden with a lawn and patio seating areas - perfect for entertaining!

MUST BE VIEWED





- Detached Home
- Four Bedrooms
- Modern Kitchen Diner
- Spacious Lounge
- Utility Area & WC
- Two Bathrooms
- Private Rear Garden
- Popular Location
- Well Presented
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'7" x 13'1" (1.1 x 4.0)

The entrance hall has tiled flooring, an in-built under stairs cupboard, a radiator, carpeted flooring and provides access into the accommodation

Living Room

16'4" x 10'2" (5.0 x 3.1)

The living room has carpeted flooring, a radiator, a TV point and a UPVC double glazed bay window to the front elevation

Kitchen Diner

22'3" x 9'10" (6.8 x 3.0)

The kitchen diner has tiled flooring, a range of fitted base and wall units with fitted wood effect countertops, a stainless steel sink and a half with a drainer and mixer taps, an integrated oven with a gas hob and an extraction hood, an integrated fridge freezer, an integrated dishwasher, space for a dining table, a radiator, a UPVC double glazed window to the rear elevation and UPVC double glazed French doors to access the rear garden

Utility Room

5'6" x 6'2" (1.7 x 1.9)

The utility room has a fitted wood effect countertop, fitted wall units, space and plumbing for a washing machine and a tumble dryer, a radiator and a door to access the side of the property

WC

3'3" x 5'6" (1.0 x 1.7)

This space has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a radiator, an extractor fan and a UPVC double glazed obscure window to the rear elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, a radiator, a loft hatch and provides access to the first floor accommodation

Bedroom One

10'2" x 15'1" (3.1 x 4.6)

The main bedroom has carpeted flooring, a radiator, an in-built wardrobe with mirrored sliding doors, a UPVC double glazed window to the front elevation and provides access into the en-suite

En-Suite

6'6" x 8'2" (2.0 x 2.5)

The en-suite has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and a glass shower screen, half height tiles, a radiator, recessed spotlights and a UPVC double glazed obscure window to the front elevation

Bedroom Two

10'9" x 12'1" (3.3 x 3.7)

The second bedroom has carpeted flooring, a fitted wardrobe with mirrored sliding doors, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

11'1" x 10'2" (3.4 x 3.1)

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

Bedroom Four

8'6" x 10'9" (2.6 x 3.3)

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

Bathroom

7'6" x 7'2" (2.3 x 2.2)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture with a wall mounted shower fixture and a glass shower screen, a radiator, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a paved driveway to provide ample off road parking, access into the garage and courtesy lighting

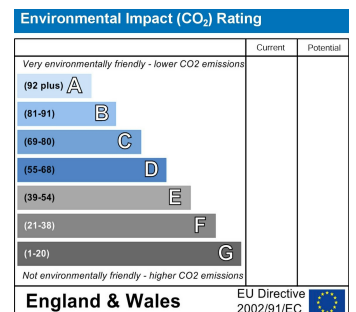
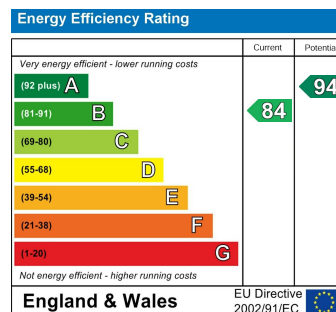
Rear

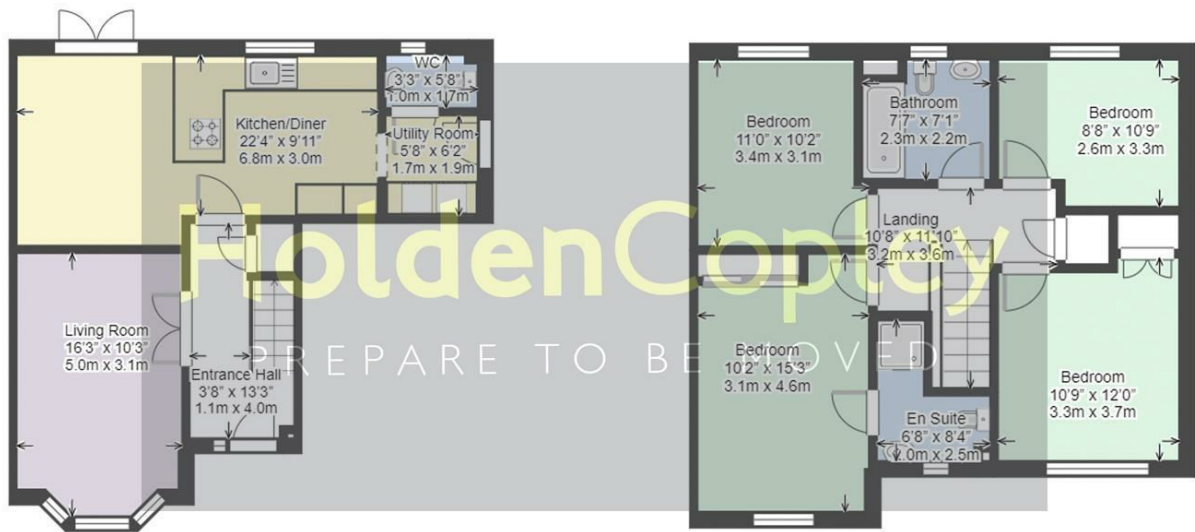
To the rear of the property is a private enclosed garden with a lawn, a decked seating area, a pond, courtesy lighting, an outdoor tap and panelled fencing

DISCLAIMER

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.





Approx. Gross Internal Area of the Ground floor:
531.74 Sq Ft - 49.4 Sq M
Approx. Gross Internal Area of the Entire Property:
1182.85 Sq Ft - 109.89 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
651.11 Sq Ft - 60.49 Sq M
Approx. Gross Internal Area of the Entire Property:
1182.85 Sq Ft - 109.89 Sq M

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