

HoldenCopley

PREPARE TO BE MOVED

Nabbs Lane, Hucknall, Nottinghamshire NG15 6NS

Guide Price £275,000 - £300,000

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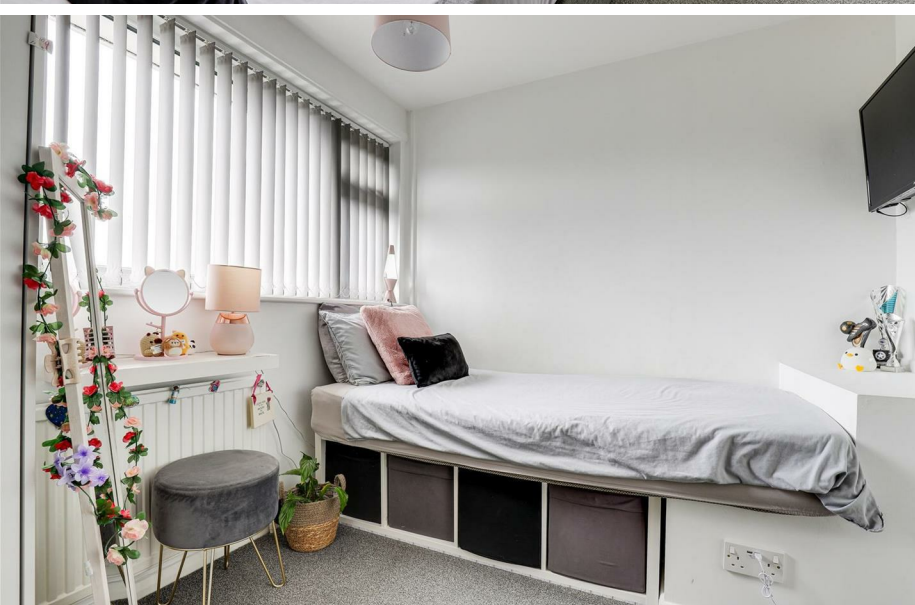
GUIDE PRICE £275,000 - £295,000

BEAUTIFULLY MAINTAINED LINK-DETACHED HOUSE...

This beautifully maintained link-detached house offers spacious accommodation, perfect for a variety of buyers looking for a home that's ready to move straight into. Situated in a convenient location, the property is just moments from local shops, great schools, and fantastic transport links—ideal for families and commuters alike. The ground floor comprises an entrance hall, a generous living room, and a modern open-plan kitchen-diner complete with integrated appliances. The kitchen flows seamlessly into a family room featuring double French doors that open out onto the rear garden—creating a perfect space for both everyday living and entertaining. Upstairs, the property boasts three well-proportioned bedrooms, with the master benefiting from a mirrored built-in wardrobe. A three-piece bathroom suite and access to the loft complete the first floor. Externally, the property enjoys a block-paved driveway providing off-street parking for up to three vehicles, along with a garage for additional storage. To the rear, there is a private, landscaped garden featuring wooden decking, a well-maintained lawn, and a paved patio seating area—ideal for outdoor relaxation and al fresco dining.

MUST BE VIEWED





- Link-Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Two Spacious Reception Rooms
- Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Private Landscaped Garden
- Well Presented Throughout
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13*6" x 5*10" (4.12m x 1.80m)

The entrance hall has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single UPVC door providing access into the accommodation.

Living Room

13*1" x 13*6" (3.99m x 4.12m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a recessed chimney breast alcove.

Kitchen

18*3" (max) x 10*0" (max) (5.58m (max) x 3.05m (max))

The kitchen has a range of fitted gloss base and wall units with worktops and a tiled splashback, an integrated double oven, dishwasher, a washing machine and a fridge-freezer, a hob with an extractor hood, a sink with a drainer, wood-effect flooring, a radiator, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

Family Room

9*3" x 11*3" (2.82m x 3.44m)

The family room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a vertical radiator, recessed spotlights, a roof light and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

7*11" x 8*4" (2.43m x 2.55m)

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

Master Bedroom

11*0" x 10*11" (3.36m x 3.33m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and built-in mirrored sliding door wardrobe.

Bedroom Two

8*11" x 10*11" (2.72m x 3.35m)

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

Bedroom Three

8*8" x 8*0" (2.65m x 2.44m)

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

Bathroom

8*6" x 5*6" (2.60m x 1.69m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, wood-effect flooring, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to rear elevation.

OUTSIDE

Front

To the front is a block paved driveway with space for three vehicles and a garage.

Rear

To the rear is a private landscaped garden with wooden decking, a lawn, mature shrubs and trees, raised wooden planters, a paved patio seating area, courtesy lighting, an outdoor tap and fence panelled boundaries.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

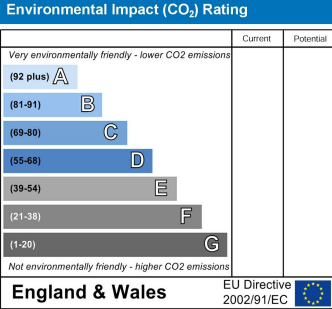
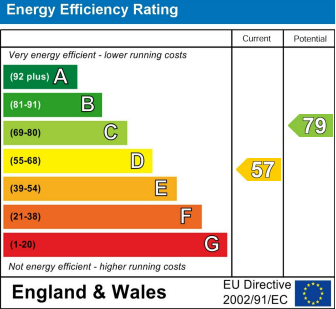
The vendor has advised the following:

Property Tenure is Freehold

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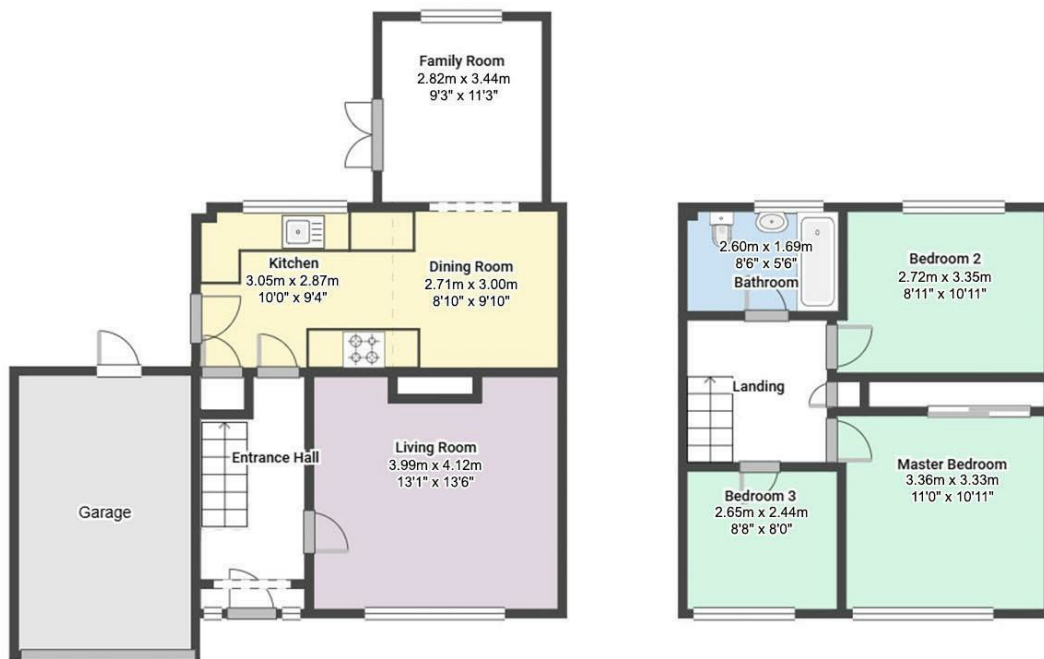
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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