

Mill Lane, Huthwaite, Nottinghamshire, NG17 2TA



Offers Over £190,000 Freehold



A lovely family home offered with no upwards chain! This FOUR bedroom mid town house is new to the market and is perfectly located for families within a short distance of shops, schools and transport links. The property comprises entrance hallway with wc, spacious kitchen/ diner with space for all appliances and lounge with Patio doors to the rear garden. To the middle floor are three good sized bedrooms and the family bathroom and stairs leading to the top floor. To the first floor is the main bedroom with built in wardrobes and an ensuite shower room. Externally the rear has a secure rear garden and gate leading to the driveway and garage parking. This property is bigger than it looks and is one not to be missed. EPC= C

Entrance Hallway

Stepping through Upvc front door into the hallway which has stairs to the first floor, radiator and storage cupboard.

Wc
5'7" x 2'11"



Fitted with a low flush wc and wash hand basin, with vinyl flooring, tiled splash backs, radiator and window to the front elevation.

Kitchen/Diner
15'7" x 9'3"



A great sized kitchen/diner with plenty of space for a 6 seater dining table. Fitted with mainly floor units in a light wood effect with integrated electric oven, four ring gas hob with extractor, one and a half bowl stainless steel sink and drainer and additional space for fridge/freezer, washing machine and dishwasher. With vinyl flooring, radiator and window to the front elevation.

Lounge
16'2" x 10'0"



With radiator and window and French doors to the rear garden.

Stairs & Landing

With cupboard and stairs to the first floor.

Bedroom Two
13'8" x 9'5"



With radiator and window to the rear elevation.

Bedroom Three
11'11" x 9'5"



A great sized bedroom with radiator and window to the front elevation.

Bedroom Four 10'8" x 6'4"



With plenty of space to have as a bedroom with radiator and window to the rear elevation.

Bathroom 6'4" x 5'8"



Fitted with a white three piece suite comprising wash hand basin, wc and bath with part tiled walls, vinyl flooring, radiator and window to the rear elevation.

Stairs & Landing

With access to the top bedroom.

Bedroom One 21'7" x 9'8"



Occupying the whole of the first floor with built in

storage cupboards, radiator and windows to the front and rear elevation.

En Suite 6'8" x 6'2"



Fitted with a white three piece suite comprising wash hand basin, wc and shower cubicle with part tiled walls, vinyl flooring, radiator and Velux window.

Garden

Fence to be repaired! Stepping out of the patio doors onto paved patio which extends into the lawn area. Pathway leads to the back of the property where the parking and garage is located.

Driveway & Garage

Space for one car with access to the garage with up and over door.

Disclaimer

The Council tax band and EPC rating Viewings are strictly via Belvoir so please call today and arrange a viewing to avoid disappointment.

NOTE All the measurements given in the details are approximate.

NOTE Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

NOTE Belvoir, for themselves and the Vendors of the property, whose Agents they are, give notice that:

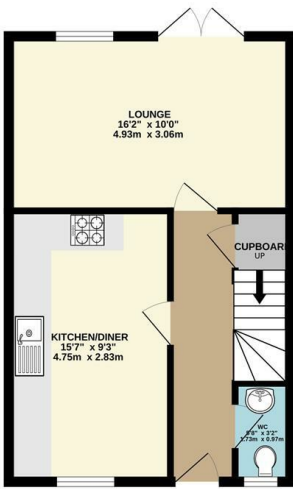
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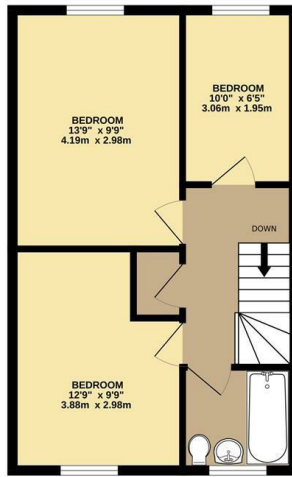
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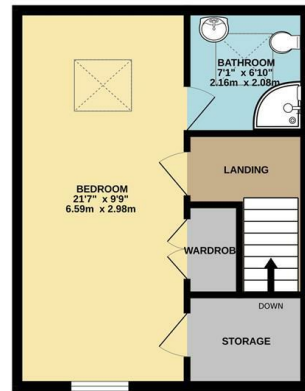
GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	