



Papplewick Lane,  
Hucknall, Nottingham  
NG15 8BG

**£525,000 Freehold**



THIS IS A STUNNING INDIVIDUAL, THREE BEDROOM, TWO BATHROOM ARCHITECT DESIGNED BUNGALOW.

Robert Ellis Estate Agents are pleased to bring to the market this brand-new CURRENTLY UNDER CONSTRUCTION property which has been designed to fit within the select Cul-de-sac position located off Papplewick Lane.

The property benefits from the latest internal design layouts people are looking for to suit today's style of living, with a spacious living/dining kitchen which we are sure will become the focal point of what will be a beautiful and individual property. The open plan dining kitchen has glazed doors leading out to the landscaped garden.

Off the kitchen we have a separate utility with a side access door. Located off the entrance hallway we have access into the the main bathroom with a four-piece suite comprising of a bath, vanity wash hand basin, low flush W.C and separate walk-in shower enclosure. Further access to the THREE bedrooms with the master benefitting from an En-suite shower room.

The property will be built and finished to the highest standards; we would be only too pleased to speak to any interested parties who might require more information.

Being traditionally constructed of brick to the external elevations under a pitched tiled roof. There is a modern airtight heating system along with double glazing throughout with high-quality UPVC window frames, which will help keep the property's maintenance to a minimum for years to come. Being situated in Hucknall close to the neighboring villages of Linby & Papplewick. As well as a vast array of shops & amenities of Hucknall, the location has favored school catchments and good transport links including the tram park & ride just a short drive away.

Selling with NO UPWARD CHAIN, contact the office to arrange your viewing today.



### Front of Property

Gated low maintenance front garden mostly laid to lawn. Pathway to the front entrance. Walls to the boundaries. Timber gated leading to secure driveway with 2 parking spaces, electric vehicle charging point. Secure access to rear of property

### Entrance Hallway

Front entrance door to the front elevation. UPVC double glazed window to the front elevation. Built-in storage cupboard (2.0m<sup>2</sup>) Internal doors leading into Living Room, Kitchen Diner, Bedroom 1, 2, 3 and Family Bathroom

### Living Room

14'5" x 17'7" approx (4.40 x 5.37 approx)  
UPVC double glazed window to the rear elevation. Internal door leading into Kitchen Diner

### Kitchen Diner

15'3" x 21'9" approx (4.67 x 6.63 approx)  
UPVC double glazed French doors opening onto enclosed rear garden. Range of wall base and drawers units incorporating worksurfaces over Built-in breakfast bar with ample seating space. Ample space for dining table. Internal door leading into Utility Room

### Utility Room

13'4" x 5'2" approx (4.08 x 1.60 approx)  
External door leading to the side elevation

### Bedroom 1

13'11" x 16'7" approx (4.25 x 5.07 approx)  
UPVC double glazed window to the rear elevation. Internal doors leading into En- Shower Room

### En- Shower Room

8'3" x 6'0" approx (2.52 x 1.85 approx)  
3 piece suite comprising of a walk-in shower enclosure, hand wash basin and WC

### Bedroom 2

17'11" x 10'2" approx (5.48 x 3.10 approx)  
UPVC double glazed window to the front elevation

### Bedroom 3

16'8" x 8'6" approx (5.09 x 2.6 approx)  
UPVC double glazed window to the front elevation

### Family Bathroom

7'2" x 8'10" approx (2.2 x 2.70 approx)  
UPVC double glazed window to the side elevation. 4 piece suite comprising of a walk-in shower enclosure, bath, hand wash basin and WC

### Rear of Property

The property benefits from a large enclosed rear garden. Large patio area leading to laid to lawn area. Trees

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 9mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

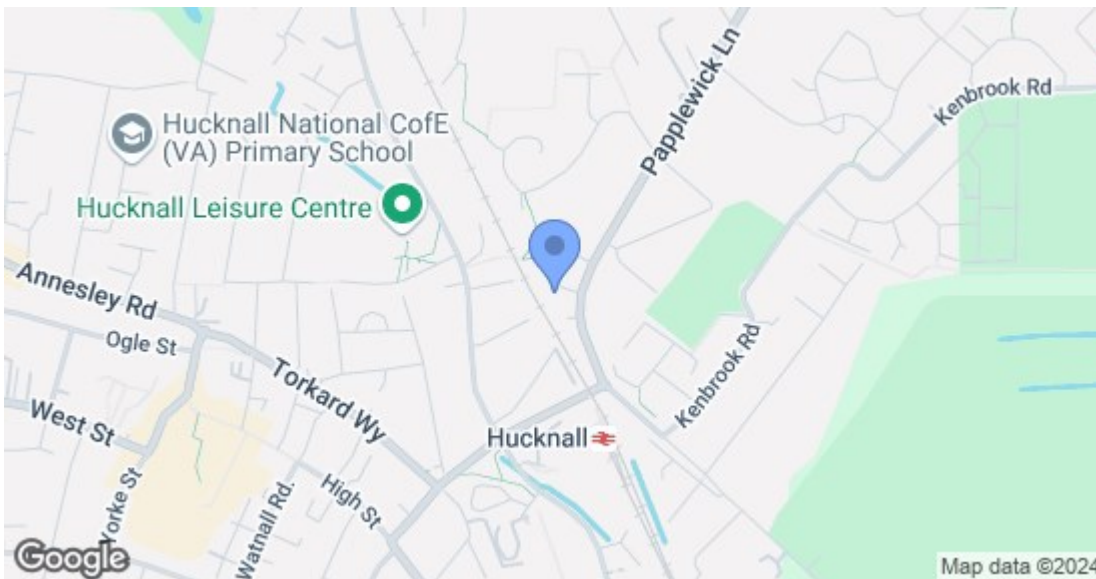
Other Material Issues – No



GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.