



Long Hill Rise, Hucknall Nottingham NG15 6GL

welcome to

Long Hill Rise, Hucknall Nottingham

- Extended Semi Detached House.
- Four Bedrooms
- Lounge & Dining Room
- Modern Downstairs Shower Room & Upstairs Bathroom
- Utility Room

Tenure: Freehold EPC Rating: D

offers in the region of

£275,000

view this property online williamhbrown.co.uk/Property/BUL109685



Property Ref:

BUL109685 - 0006

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Entrance Hall

With a uPVC front door with a picturesque stained glass window, a uPVC window to the side aspect, leading to a spacious hallway with original oak wood flooring, access to the staircase, two storage cupboards, one to the side of the front door housing the electrics and fuse box and the other beneath the staircase, with doors leading to the lounge, dining room access through to the kitchen.

Lounge

14' 1" x 10' 10" (4.29m x 3.30m)
With uPVC bay window to the front aspect, carpet flooring, feature fireplace with a gas fire, hearth, mantelpiece, surround, original picture rails and ceiling rose and a wall mounted radiator.

Dining Room

14' 6" x 11' 10" (4.42m x 3.61m)
With uPVC bay window and French doors to the rear aspect, carpet flooring, a wall mounted electric fire, an original corner storage cupboard space for a dining table and chairs and a wall mounted radiator.

Kitchen

11' 10" x 8' 6" (3.61m x 2.59m)
With uPVC window to the rear aspect, cream ceramic tiled flooring with under-floor heating, fitted wall and base units, blue pearl designer worktop and splashback, mid height integrated double oven, a separate induction hob with extractor above, sink, drainer and mixer tap, integrated dishwasher, spotlight ceiling and under-counter lighting, a designer vertical length wall mounted radiator and a glass panelled door into to the extension and utility room.

Utility Room

19' 6" x 5' 8" (5.94m x 1.73m)
With uPVC stained glass door to the front aspect and uPVC door to the rear aspect, dark grey wood effect vinyl flooring throughout, under-stairs storage cupboard currently housing the fridge freezer, full wall and base units with a wall mounted Baxi boiler, space for washing machine, tumble dryer and appliances and a door leading the downstairs shower room.

Downstairs Shower Room

With uPVC privacy window to the rear aspect, modern decor throughout, continued dark grey wood effect vinyl flooring, a corner shower cubicle with an electric shower, vanity unit with an integrated WC and wash basin above, a wall mounted mirror bathroom cabinet with fitted lighting and a modern style vertical wall mounted radiator.

Landing

With carpet flooring and doors leading to all first floor accommodation.

Bedroom One

14' 1" x 11' (4.29m x 3.35m)
A generous sized double bedroom, with a uPVC window to the front aspect, carpet flooring, stand-alone double wardrobes and a wall mounted radiator.

Bedroom Two

11' 11" x 11' 11" (3.63m x 3.63m)
A double bedroom, with a uPVC window to the rear aspect, carpet flooring, stand-alone double wardrobes. TV point, Internet access and a wall mounted radiator.

Bedroom Three

18' 8" x 5' 8" (5.69m x 1.73m)
A generous size double bedroom, with a uPVC window to the front, rear and side aspect, carpet flooring, TV point, Internet access and a wall mounted



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