



10 Nuthall Circle  
Kirk Hallam DE7 4GU

£180,000





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Three bedroom family home in a pleasant residential area of Kirk Hallam, close to Pioneer Meadows Nature Reserve with Nutbrook Trail in easy reach & is in close proximity to Dalimore Primary School. The property consists of Lounge/diner, good size bedrooms & family bathroom. Outside is an enclosed rear garden & front garden. Offered with No Upward Chain.

Ilkeston is a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 15 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham City and the QMC Hospital are less the 20 minutes away.







#### **Entrance Hallway**

Double glazed door into the hallway, double glazed window to the front elevation, stairs to first floor, doors to lounge & kitchen, radiator & fitted carpet.

#### **Lounge/Diner**

19'4" x 9'11" (5.89m x 3.02m)

Bright & pleasant living room with two double glazed window to the rear elevation, fireplace housing electric fire with wooden mantelpiece, TV point, phone point, radiator & fitted carpet.

#### **Kitchen**

13'1" x 12'10" (3.99m x 3.91m)

Two double glazed windows to the front & side elevations, double glazed door to the side elevation, wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, electric oven & hob with extractor over, space for fridge freezer, washing machine & dish washer, picture rail, radiator & vinyl flooring.

#### **Pantry Cupboard**

Handy storage with shelving, meters & consumer unit.

#### **First Floor Landing**

Doors off, cupboard housing Worcester boiler & fitted carpet.

#### **Bedroom One**

12'9" x 10'10" (3.89m x 3.30m)

Light & airy room with double glazed window to the rear elevation, radiator & fitted carpet.

#### **Bedroom Two**

14'5" x 10'9" (4.39m x 3.28m)

Double size room with double glazed window to the front elevation, radiator & fitted carpet.

#### **Bedroom Three**

9'5" x 8'9" (2.87m x 2.67m)

Good size room with double glazed window to the front elevation.

#### **Family Bathroom**

7'2" x 6'3" (2.18m x 1.91m)

Frosted double glazed window to the rear elevation, panelled bath with shower over, low flush WC, pedestal wash hand basin, extractor fan, tiled walls, radiator & vinyl flooring.

#### **Rear Garden**

Enclosed rear garden with paved patio area, grass area, brick built outhouse, hedge & fence boundary.

#### **Front Garden**

Lawn area, stocked borders & paved path leading to front door & rear of property.





Floor Plan



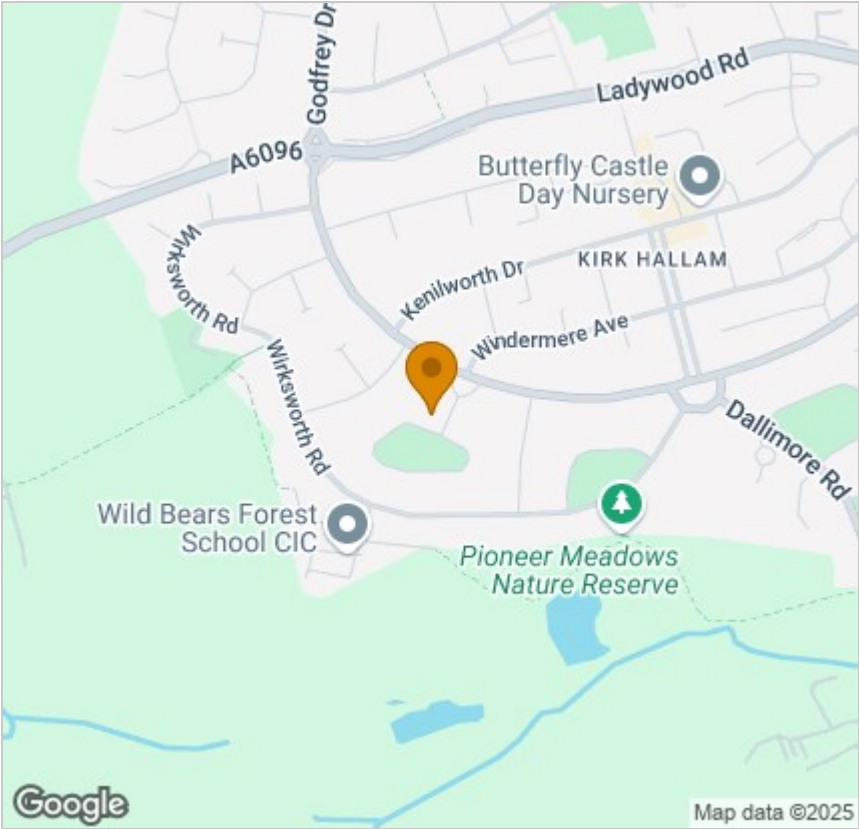
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

