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**DavidJames**  
the estate agent

**Pine Grove, Hucknall, Nottingham, NG15 6AZ**

**£1,195 Per Calendar Month**



# About This Property

Situated in a quiet cul-de-sac in Hucknall, this semi-detached house offers comfortable and practical accommodation ideal for families or professional tenants, with excellent access to major transport links. The property is entered via an entrance hall leading to a spacious lounge/dining room, featuring a window to the front and French doors opening onto the rear garden, creating a bright and versatile living space. To the rear, the modern breakfast kitchen is fitted with a range of white units complemented by wood-effect worktops and a selection of integrated appliances, providing a stylish and functional cooking area. A useful lobby and store room add further practicality. To the first floor are three bedrooms, including two well-proportioned double bedrooms, along with a bathroom fitted with an electric shower over the bath and a separate WC. Outside, the property benefits from a low maintenance rear garden with paved patio and decking areas, ideal for outdoor seating, while the front features a gravelled garden and driveway providing off-road parking. Positioned close to local amenities, schools and transport links.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

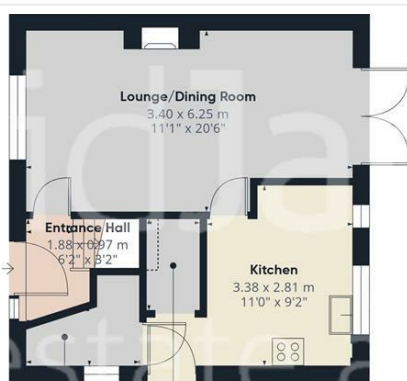
Pets: Not permitted

- Semi-detached house
- Three bedrooms, including two doubles
- Entrance hall
- Spacious lounge/dining room with French doors
- Modern breakfast kitchen with integrated appliances
- Bathroom with electric shower over bath
- Separate WC
- Gas central heating, UPVC double glazing
- Low maintenance rear garden with patio and decking
- Gravelled front garden/driveway and close to major transport links









Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
74 m<sup>2</sup>  
796 ft<sup>2</sup>

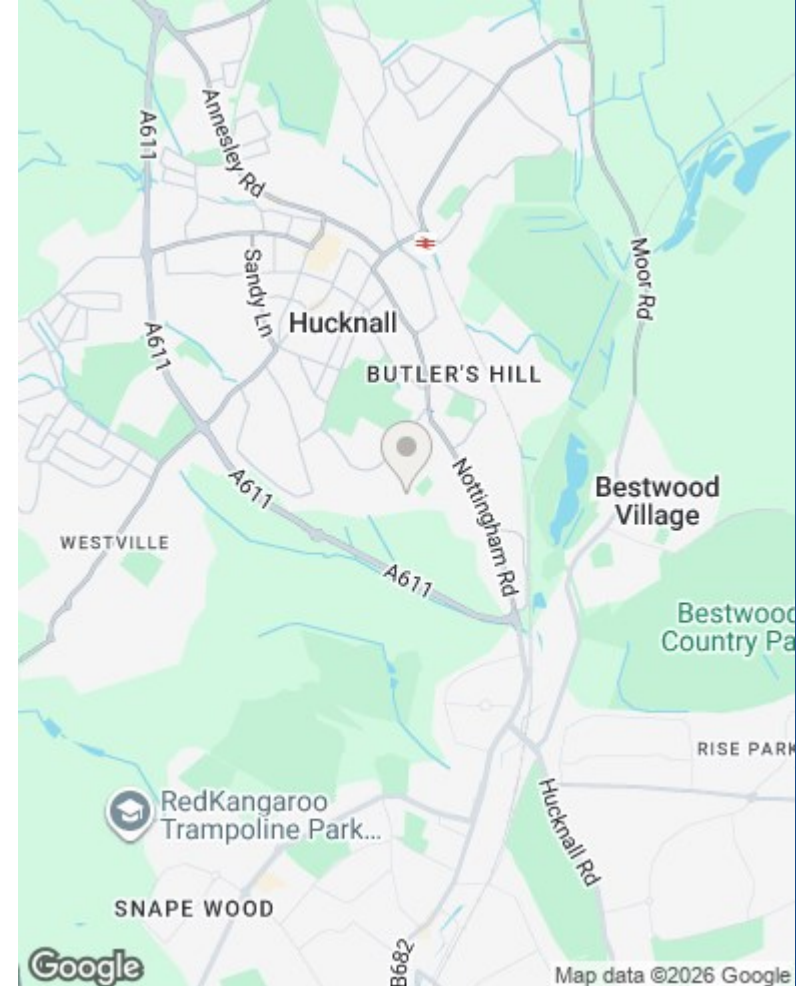
Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Council Tax Band: A**  
**Ashfield District Council**

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**The Property Ombudsman**