



**Main Road, Hawksworth**  
Nottingham, Nottinghamshire, NG13 9DD





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Nottingham, Nottinghamshire,  
NG13 9DD  
£350,000

Offered to the market is this beautifully presented, two bedroom, barn conversion. Situated within a, exclusive development within the picturesque Village of Hawskworth tucked off the main road with accommodation comprising: Entrance hall, utility room, living room with vaulted ceiling, contemporary kitchen diner, modern bathroom, two spacious bedrooms, landscaped rear garden and garage set within a block. Freehold. Council Tax Band - E. EPC Rating - F. Freehold. No Upward Chain.





### Entrance

Double glazed front door into Entrance hall.

### Entrance Hall

A welcoming reception with wooden flooring, uPVC double glazed window to the front elevation, exposed beams, contemporary wall mounted electric radiators, two built-in storage cupboard, one housing the hot water cylinder, wooden latch and brace doors to accommodation and open through to the Kitchen Diner.

### Utility Room

Space and plumbing for appliances with work surface and cupboards over, uPVC double glazed window to the front elevation and continuation of the wooden flooring.

### Living Room

18'8" x 16'2" (5.69 x 4.93)

A stunning Primary Reception room with uPVC double glazed windows to the front and rear elevations with double glazed patio doors to the Rear Garden, Vaulted ceiling with exposed beams and trusses, feature log burning stove, continuation of the wooden flooring and contemporary wall mounted electric radiators.

### Kitchen Diner

12'0" x 11'1" (3.68m x 3.38m)

A contemporary and quality fitted Kitchen comprising of: Light grey base and wall mounted units with solid Marble work surface over, inset Belfast style sink, built-in appliances to include: Fridge freezer, slim-line dishwasher, electric fan assisted oven and grill with touch hob over and in-column microwaveable oven. Continuation of the wooden flooring, contemporary wall mounted electric radiator and double glazed patio doors leading to the Rear Garden.



### Shower Room

A modern fitted Shower Room comprising: Walk-in double shower cubicle, wall hung W.C. and circular wash basin set onto a vanity storage units with Marble worktop. Continuation of the wooden flooring, wall mounted heated towel rail and uPVC double glazed window to the rear elevation.

### Master Bedroom

16'2" x 11'1" (4.93 x 3.38)

UPVC double glazed window to the rear elevation.

### Bedroom Two

12'4" x 8'9" (3.78 x 2.69)

UPVC double glazed window to the rear elevation and built-in wardrobes.

### Garage

Garage door to the front and pedestrian door to the side elevation.

### Rear Garden

A beautifully landscaped South West facing Rear Garden with a patio area ideal for entertaining and alfresco dining with solid Awning with glass roof, shaped lawn with gravel borders and flourishing flower beds.







### Agents Note

This property has mains drains, water and electric.  
This property has electric heating.  
There is broadband in the area and mobile phone signal.  
very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



This plan is illustrative only,  
its details cannot be relied upon and no liability is taken for any errors.

## Floor Plan

