



## 9 Bakewell Lane, Hucknall, Nottingham, NG15 6UR

Asking Price £375,000

- Spacious Four Bedroom Detached House
- Large Lounge, Dining Room and Breakfast Kitchen
- Four Double Bedrooms
- Front and Rear Gardens, Covered Spa Jacuzzi Area
- Modern and Well Presented Throughout
- Utility Room, Office and W.C
- Ensuite and Bathroom
- Driveway and Garage

# 9 Bakewell Lane, Nottingham NG15 6UR

Modern and Well Presented Four Bedroom Detached House. Spacious Accommodation Throughout comprising; Lounge, Dining Room, Breakfast Kitchen, Utility Room, Office, W.C, Four Double Bedrooms, Ensuite and Bathroom. Externally there are gardens to the front and rear, a covered jacuzzi spa area and a driveway and garage.



Council Tax Band: D



#### Entrance Hall

Radiator. Window to the front. Doors to the Lounge, Dining Room, W.C and Kitchen.

#### Lounge

17'6 x 11'4

French doors to the rear. Radiator.

#### Dining Room

8'6 x 10'3

Window to the front elevation. Opens into the Kitchen.

#### Breakfast Kitchen

13'8 x 12'10

A range of base and wall units with integrated double oven, dishwasher and extractor. Sink unit. Gas Hob. Door to the Utility Room.

#### Utility Room

5'7 x 5'7

Plumbing for a washing machine. Space for tumble dryer. Door to the rear elevation. Radiator. Cupboard housing the gas boiler.

#### Office

6'8 x 11'4

Radiator. Window to the front.

#### W.C

Window to the front elevation. Radiator. Sink unit and Toilet.

#### First Floor Landing

Doors to all Bedrooms and the Bathroom. Built in cupboard housing the hot water tank.

#### Master Bedroom

10'5 x 11'2

Window to the rear. Built in wardrobes. Door to the Ensuite.

#### Ensuite

Window to the rear elevation. Mains water shower. Low level toilet. Sink unit. Extractor.

#### Bedroom

11'6 x 9'5

Window to the front elevation. Built in wardrobes. Radiator.

#### Bedroom

10'7 x 9'8

Window to the rear. Built in wardrobes. Radiator.

#### Bedroom

10'7 x 7'9

Window to the front. Radiator.

#### Bathroom

Built in shower cubicle. Low level flush toilet. Sink unit. Bath with mixer shower over. Window to the rear.

#### Jacuzzi Spa

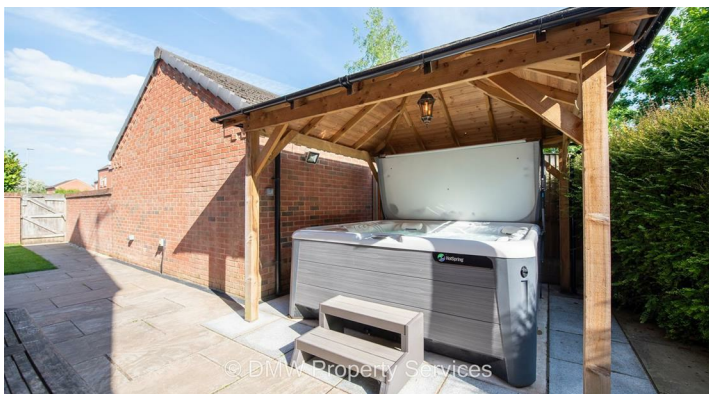
High Spec HotSpring Jacuzzi with cover - this item is negotiable.

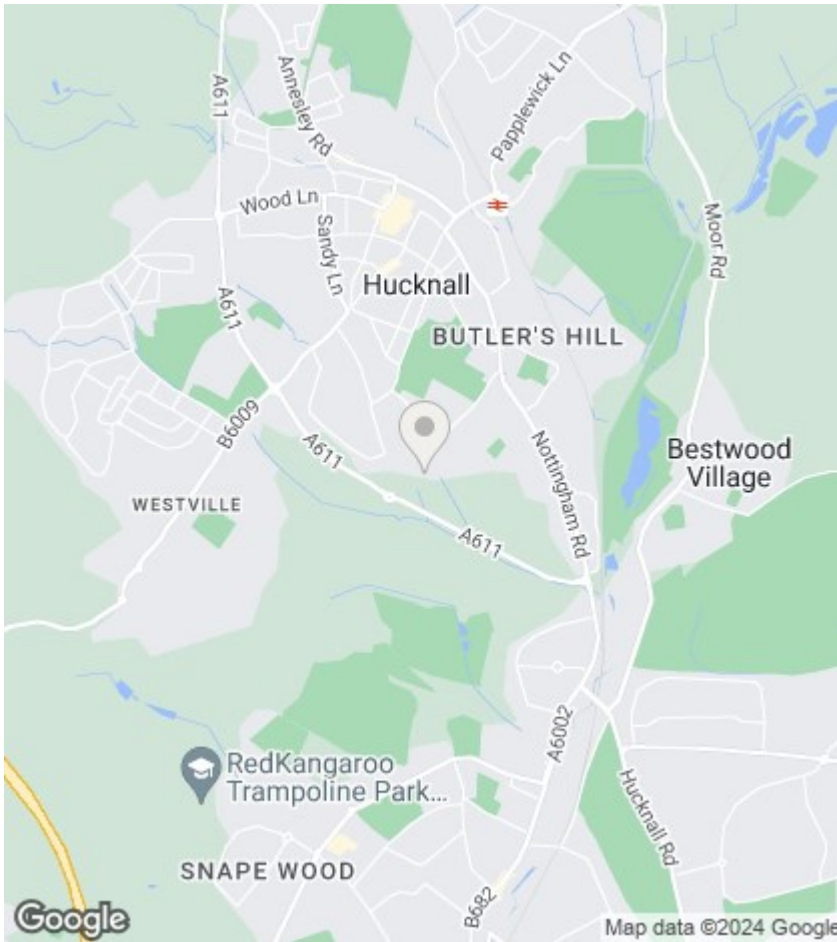
#### Rear Garden

Spacious rear garden with gated access to the driveway and garage. Patio area and lawn. Lawned area with gate to the front elevation.

#### Driveway and Garage







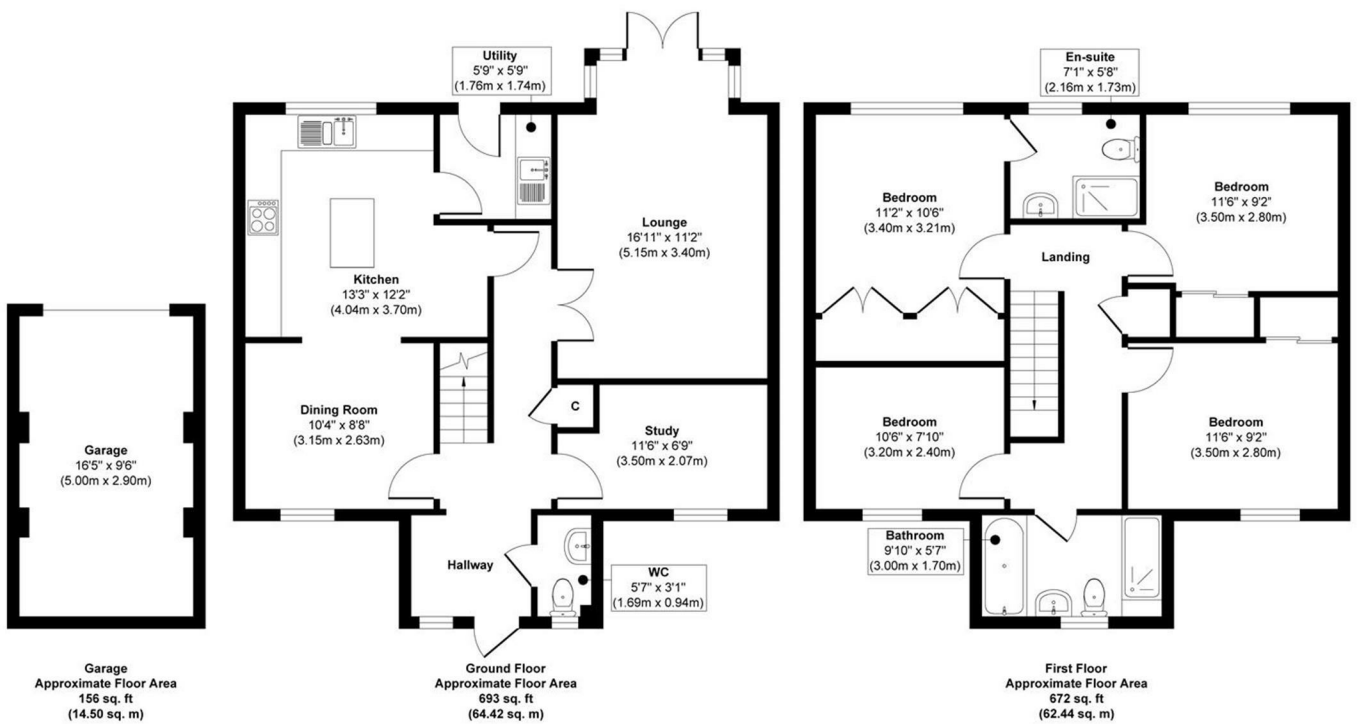
## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B	78	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1521 sq. ft / 141.36 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.