



Little Lane
Kimberley Nottingham



Little Lane Kimberley Nottingham NG16 2PE

for sale offers in the region of
£150,000



Property Description

A well appointed mid terraced property in the popular location of Kimberley located on a cul-de-sac. Little Lane is ideally located in close proximity to Kimberley Town centre with a range of local amenities including a schools, shops and transport links. In brief the accommodation offers a lounge, dining room and kitchen to the rear. To the first floor are two bedrooms and a family bathroom. Outside, the property is enclosed which is mainly laid to lawn with fenced boundaries. Viewings are absolutely essential to appreciate the accommodation and delightful area on offer.

Lounge

12' 6" x 11' 1" (3.81m x 3.38m)

Composite entrance door to the front, UPVC double glazed window to the front elevation, wooden fire place, exposed wooden flooring and door leading to the dining room.

Dining Room

12' 9" x 12' (3.89m x 3.66m)

UPVC double glazed window to the rear elevation, quarry tiled flooring, wooden fire place surround with inset space for fire. Doors to the stairs, kitchen and half cellar.

Kitchen

8' 8" x 7' 6" (2.64m x 2.29m)

Fitted matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, UPVC double glazed window to the side and door to the side.

Landing

Access to further rooms.

Bedroom One

12' 6" x 11' 1" (3.81m x 3.38m)

UPVC double glazed window to the front, exposed wooden flooring and traditional fire place.

Bedroom Two

.12' 1" x 9' (3.68m x 2.74m)

UPVC double glazed window to the rear, exposed wooden flooring and traditional fire place.

Bathroom

Fitted three piece suite in white comprising of a WC, vanity sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear, airing cupboard housing the hot water tank.

Rear Garden

The rear garden offers a good level of privacy and comprises a concrete patio, turfed lawn, flower bed borders with a range of plants & shrubs and brick built out house. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The property does not have a gas central heating system.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: Awaited

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD205400 - 0001