



Bentinck Street
Hucknall Nottingham

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Property Description

This spacious two-bedroom semi-detached property also benefits from an additional loft room, offering versatile accommodation suitable for a variety of needs.

To the ground floor are two well-proportioned reception rooms, including a dining room which provides access to a fitted kitchen. From the kitchen, doors lead into a bright conservatory, creating an excellent additional living space overlooking the rear garden.

The first floor offers two generously sized bedrooms and a spacious family bathroom. The loft room adds further flexibility, ideal for use as a home office, hobby room or occasional space.

Externally, the property features an enclosed rear garden, perfect for outdoor enjoyment.

Lounge

Accessed via composite door leading into the lounge where there is a bay window to the front elevation, log burner and a radiator.

Lobby

Having stairs off to the first floor and access to the dining room.

Dining Room

Having window to the rear elevation, access to the cellar, a radiator and gas fire.

Kitchen

Having wall and base units with work surfaces over, double sink with mixer tap, space for a cooker with extractor hood, a radiator, space and plumbing for washing machine, space and machine for tumble dryer, tiled flooring, window to the side elevation and UPVC French doors leading into the conservatory.

Conservatory

Having French doors to the rear elevation leading out to the garden.

First Floor

Bedroom One

Having two radiators, two windows to the front elevation and built-in wardrobes.

Bedroom Two

Having window to the rear elevation and a radiator.

Bathroom

Having bath with mixer tap, pedestal wash hand basin, low level W.C, corner shower, a radiator, storage cupboard housing the boiler and obscured window to the rear elevation.

Loft Room

Having Velux style windows to the front and rear and radiator

Outside

To the front of the property is a courtyard area with brick boundary wall.

To the rear is a patio seating area, laid lawn section, side access and brick outbuilding.









Total floor area 156.9 m² (1,689 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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