



Papplewick Lane  
Hucknall Nottingham

burchell  
edwards



### Property Description

The accommodation is accessed via an entrance porch, leading into a generous lounge diner which provides an excellent space for both relaxing and entertaining. The fitted kitchen offers ample storage and workspace, while a downstairs shower room adds further practicality and convenience.

To the first floor are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing family.

Outside, the property boasts a fully enclosed rear garden, featuring a patio seating area ideal for outdoor dining, a well-maintained lawn and attractive bush borders, creating a pleasant and private outdoor space. The property benefits from a driveway providing parking for multiple vehicles and a garage equipped with an EV charging point.

The property also benefits from a 4KW solar panel installation, along with a Feed in Tariff contract which pays the house owner for the electricity generated and also reducing the annual electricity consumption for the house.

### Entrance Porch

Accessed via UPVC door with wooden door into the lounge.

### Lounge

Having window to the front elevation, door into the hallway, two radiators, gas fireplace, built-in window storage box and being open to the dining room.

### Dining Room

Having a radiator, UPVC French doors to the rear elevation and door to the kitchen.

### Kitchen

Having wall and base units with work surfaces over, Kenwood cooker, integrated dishwasher, space and plumbing for washing machine, extractor, wall mounted boiler, American fridge freezer, a radiator, tiled flooring, window to the rear elevation and door to the side elevation.

### Hallway

Having door to downstairs shower room, built-in storage, obscured window to the side elevation and feature spiral staircase off to the first floor.

### Shower Room

Having an electric shower, a radiator, obscured window to the side elevation and wash hand basin.

### First Floor

Having loft access via ladder and is part boarded.

### Bedroom One

Having window to the front elevation, a radiator and built-in mirror fronted wardrobes.

### Bedroom Two

Having window to the rear elevation, a radiator and built-in wardrobe.

### Bedroom Three

Having window to the front elevation, a radiator and over stairs storage.

### Bathroom

Having a bath, pedestal wash hand basin, low level W.C and obscured window to the side elevation.

### Outside

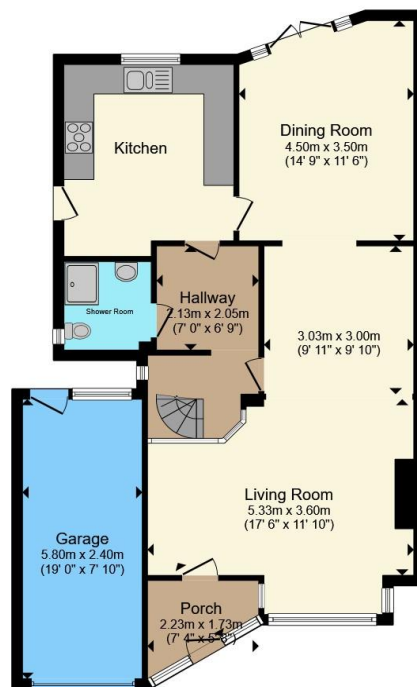
To the front of the property is a block paved driveway providing off road parking with a lawned frontage, fence boundary, a garage with up and over door and an EV charger.

To the rear the garden has a laid lawn section, paved seating area, outside tap, gated side access and fully enclosed.

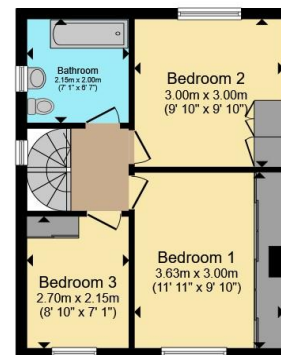








**Ground Floor**



**First Floor**

Total floor area 121.5 m<sup>2</sup> (1,308 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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