



Lacey Avenue  
Hucknall Nottingham

burchell  
edwards



## Property Description

This mid town has recently been refurbished and redecorated throughout and offers a cosy home ready to move into and being located with easy access to public transport links, schools and access to Titchfield Park, it really has everything on your doorstep.

The property has entrance hallway, lounge diner, kitchen diner with integrated appliances, three bedrooms and modern bathroom. New flooring has been added throughout and the front and rear garden are now easy maintenance and a blank canvass for someone to add their own stamp too.

The property also has a detached garage located to the rear. Viewing is highly recommended.

## Entrance Hallway

6' 2" max x 5' 10" max ( 1.88m max x 1.78m max )  
Entered into via UPVC double glazed front door with stairs to the first floor, laminate flooring and door through to;

## Lounge

12' 3" max x 15' 5" max ( 3.73m max x 4.70m max )  
Having feature fireplace with inset electric fire, wooden surround and marble effect back and hearth, UPVC double glazed bay window to the front elevation, laminate flooring, central heating radiator and door into kitchen.

## Kitchen Diner

8' 5" x 15' 5" ( 2.57m x 4.70m )  
Fitted with a range of wall, base and drawer units with complimentary work surface over, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, integrated electric double oven, gas hob with stainless steel chimney style extractor hood over, integrated dish washer, space and plumbing for washing machine and space for fridge freezer, tiled floor, two UPVC double glazed windows to the rear elevation and UPVC double glazed door leading out to the rear garden.

## First Floor

### Landing

7' 4" x 5' 11" ( 2.24m x 1.80m )

### Bedroom One

.13' 9" x 9' 3" ( 4.19m x 2.82m )

Having UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Two

12' x 8' 6" ( 3.66m x 2.59m )

Having UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

9' x 6' 9" ( 2.74m x 2.06m )

Having UPVC double glazed window to the front elevation and central heating radiator

## Bathroom

7' 5" max x 5' 10" max ( 2.26m max x 1.78m max )  
Fitted with a modern three piece suite comprising of panelled bath with shower over, low level W.C and pedestal wash hand basin, splashback walls, central heating radiator and UPVC obscured window to the rear elevation.

## Outside

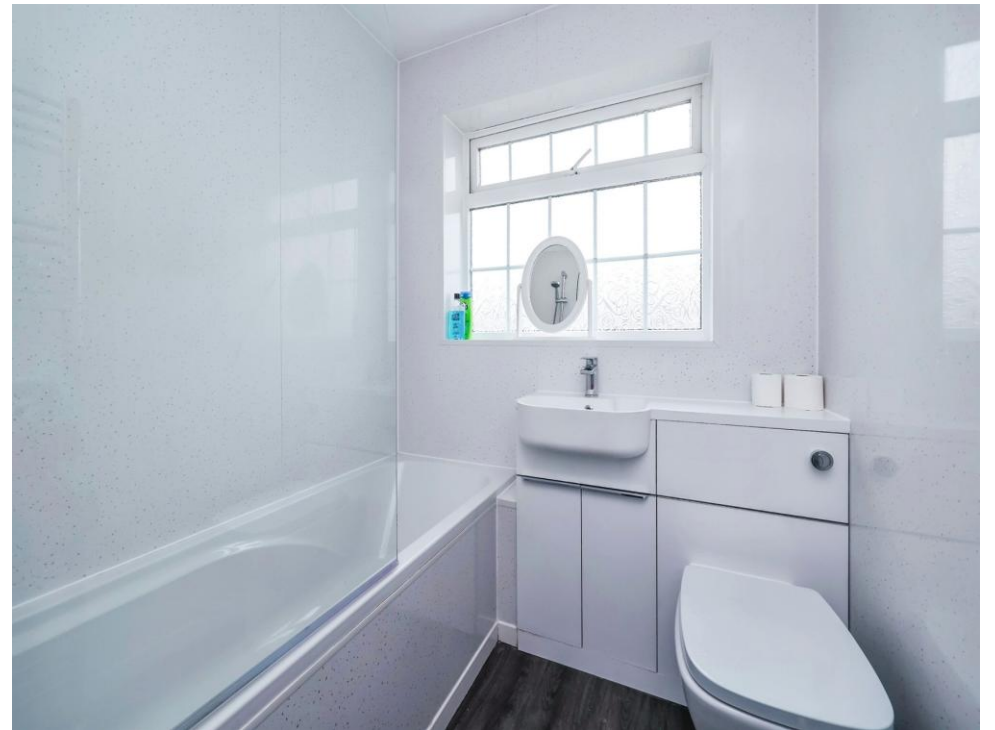
The property has a easy maintenance gravelled front garden with path.

The enclosed rear garden is again easy maintenance gravel, paved path, fence boundaries and rear access gate leading to the garage area

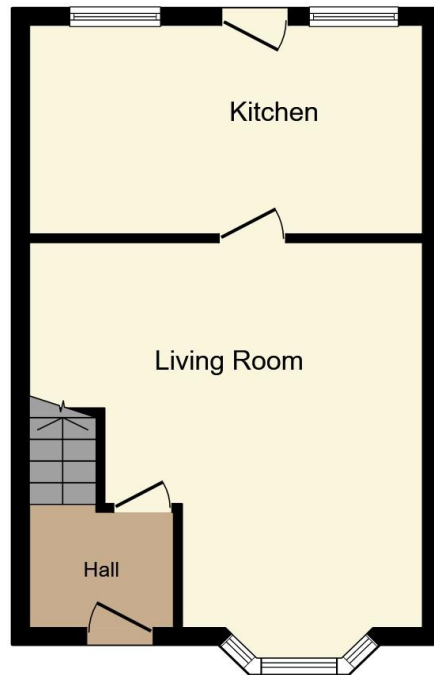
## Garage

15' 8" max x 8' 6" max ( 4.78m max x 2.59m max )  
Accessed via shared access road to the rear  
and having up and over door.

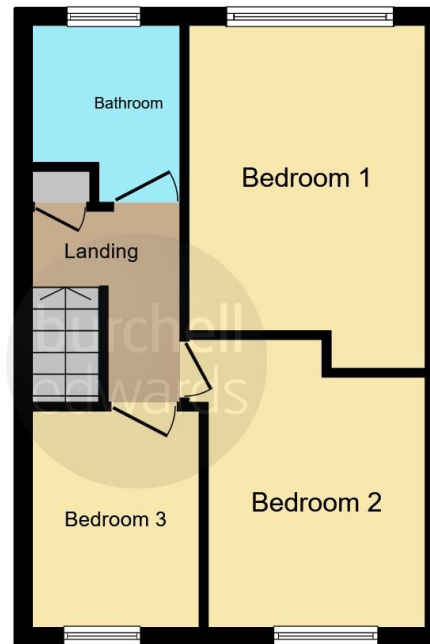




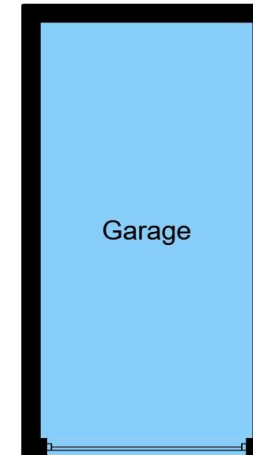




**Ground Floor**



**First Floor**



**Garage**

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EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

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