



Hucknall Lane  
Nottingham





# Hucknall Lane Nottingham NG6 8AA

for sale offers in the region of  
**£250,000**



## Property Description

To the front, the property benefits from a driveway and garage, along with attractive front and rear gardens providing plenty of outdoor space.

Inside, the ground floor features a welcoming porch, leading to an entrance hall with a convenient downstairs WC, leading through to a stylish newly fitted kitchen complete with a central island, built-in appliances, and a contemporary finish - perfect for both everyday living and entertaining. The spacious lounge area provides a comfortable family setting with views over the rear garden.

Upstairs, there are three good-sized bedrooms, a modern shower room, and a separate WC, offering practicality for a busy household.

This lovely home combines space, style, and convenience - making it an ideal choice for families, or those seeking a move-in-ready property in a prime Hucknall spot.

## Entrance Porch

Accessed via UPVC sliding door leading into the porch with composite leading into the hallway.

## Hallway

Having stairs off to the first floor, a radiator and door to the kitchen and lounge.

## Lounge

Having window to the front elevation, a radiator, french doors to the rear, gas fireplace with mantle, fan light and a radiator.

## Kitchen/ Diner

Having windows to the front and rear elevation, wall and base units with work surfaces over, inset sink and a half with boiling water tap, island, two radiators, integrated fridge freezer, integrated double electric oven, induction hob with extractor over, circular window to the side and integrated bins, door to the rear leading out to the garden and integrated washing machine.

## Downstairs W.C

Having low level W.C with tap over.

## First Floor Landing

Having a radiator, loft access and doors off to:-

## Bedroom One

Having over stairs storage, a radiator, two wardrobes and windows to the front and side elevations.

## Bedroom Two

Having window to the front elevation and a radiator.

## Bedroom Three

Having window to the rear elevation and a radiator.

## Shower Room

Having obscured window to the rear elevation, walk-in shower, chrome heated towel rail, tiled walls and housing the boiler.

## Separate W.C

Having low level W.C with tap over.

## Outside

Externally the property sits on a corner plot with a tarmacked driveway and garage to the front.

The garden is fully enclosed with side access and outside power sockets.

## Garage

Having electric door, power and lighting



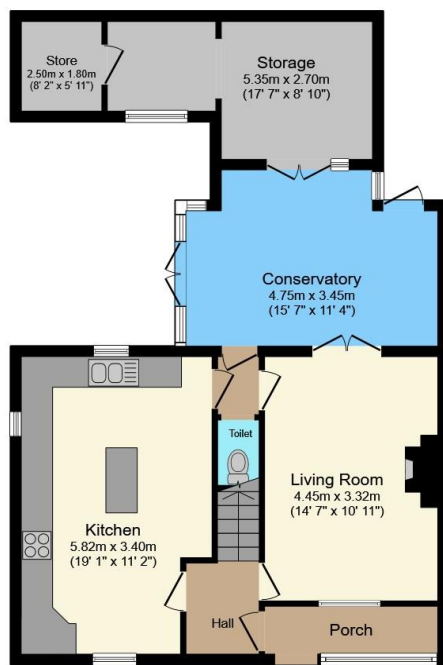








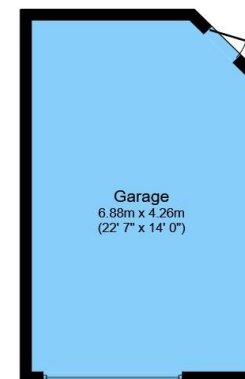




**Ground Floor**



**First Floor**



**Garage**

Total floor area 149.8 m<sup>2</sup> (1,613 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

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Property Ref: HUK104787 - 0001