



Hucknall Lane
Nottingham

burchell
edwards



Property Description

The property sits on a generous corner plot having gardens to the front, side and rear in addition to a driveway and garage.

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 m² (1,613 sq.ft.) approx

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.propertybox.io



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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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Property Ref: HUK104787 - 0001