Lime Tree Road
Hucknall Nottingham

burchell
edwards

Lime Tree Road
Hucknall Nottingham NG15 6BA

for sale offers over
£180,000

Property Description

This delightful semi-detached property offers modern living with convenience and comfort. Boasting a newly fitted contemporary kitchen, this home is ideal for first-time buyers, small families, or those looking to downsize.

The property features a bright and spacious living area, generous bedrooms, and a modern family bathroom. Outside, you'll find a private driveway providing off-street parking and a low-maintenance garden perfect for relaxing or entertaining.

With no upward chain, this move-in-ready home makes the buying process simple and stress-free. Conveniently located close to local schools, shops, transport links, and amenities, Lime Tree Road is a fantastic place to call home.

Entrance Hallway

Entered into via UPVC front door with obscured side window, wall mounted central heating boiler, stairs to the first floor and access to the kitchen.

Lounge

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

Kitchen/ Diner

Having been recently re-flitted with a modern range of wall, base and drawer units with complimentary work surfaces over, inset sink and drainer with extending mixer tap, integrated washing machine, integrated dishwasher, integrated fridge freezer, electric hob with extractor hood over, built-in double oven, recess spot lights, vertical radiator, UPVC window and french doors to the rear.

Utility Area

having UPVC obscured window to the side.

First Floor

Bedroom One

Having UPVC double glazed window to the front elevation, central heating radiator and built-in cupboard.

Bedroom Two

Having UPVC window to the rear, central heating radiator and built-in storage.

Bedroom Three

Having UPVC window to the front.

Shower Room

Having being re-fitted and comprising of double shower unit with mains fed shower over, low level W.C, vanity wash hand basin, heated towel rail, three UPVC obscured windows to the side and rear elevations.

Outside

To the front the property has off road parking and side gate leading to the rear.
The enclosed rear garden is mainly laid to lawn with paved seating area.

Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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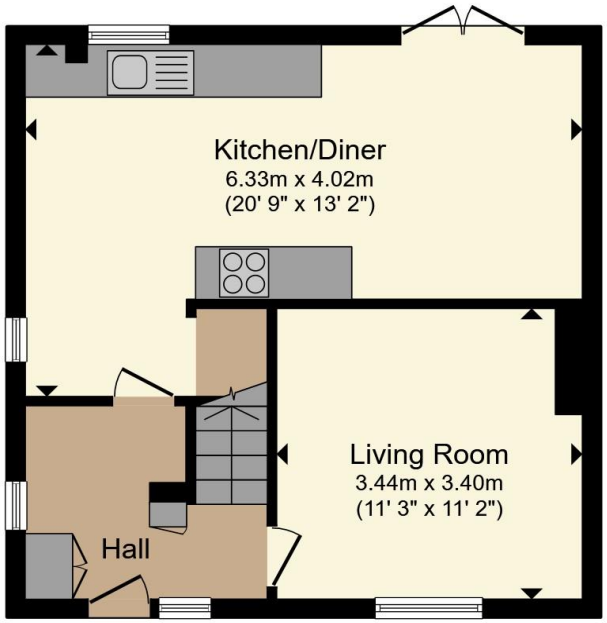
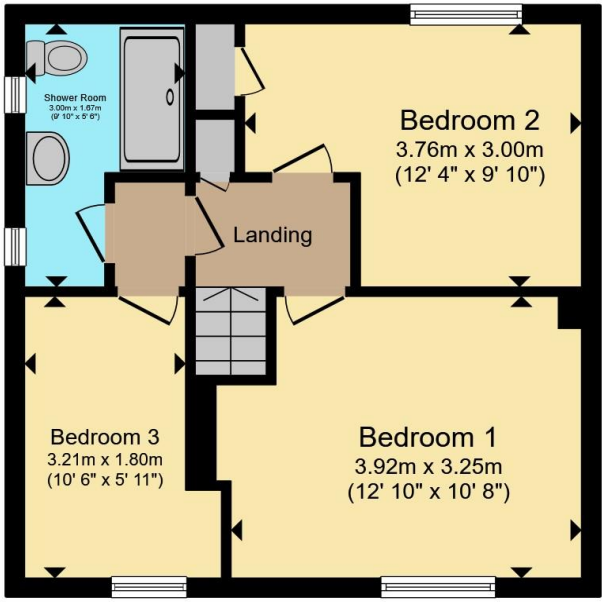
BARGAINS



Ground Floor



First Floor

Total floor area 78.4 m² (843 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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To view this property please contact Burchell Edwards on

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64 High Street Hucknall
NOTTINGHAM NG15 7AX

EPC Rating: C

Council Tax
Band: A

Tenure: Freehold

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The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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