



Spring Street  
Hucknall Nottingham





# Spring Street Hucknall Nottingham NG15 7BZ

for sale guide price  
**£199,950**



## Property Description

Located close to Hucknall Town centre and its amenities plus great transport links and good schools, this traditional style semi detached home offers spacious living accommodation over three floors.

Having lounge, dining room and modern kitchen and cellar, plus two bedrooms and bathroom on the first floor with an additional room on the second floor.

Viewing is essential to fully appreciate the property on offer

## Lounge

12' 11" x 10' 9" plus recess ( 3.94m x 3.28m plus recess )

Entered into via composite front door with windows to the front and side elevations and central heating radiator

## Dining Room

12' 11" x 10' 8" ( 3.94m x 3.25m )

Having window to the side elevation, door leading to cellar, stairs to first floor, central heating radiator and access to kitchen

## Kitchen

20' 1" x 5' 1" ( 6.12m x 1.55m )

Fitted with a range of wall base and drawer units with complimentary worksurface over, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, integrated electric oven with electric hob and extractor hood over, tiled floor, space and plumbing for washing machine, central heating radiator composite door leading to the garden and windows over looking to garden

## First Floor

## Landing Area

With built in storage cupboard housing central heating boiler and stairs leading to the second floor

## Bedroom One

.12' 11" x 8' 3" ( 3.94m x 2.51m )

Having upvc double glazed window to the side elevation and central heating radiator

## Bedroom Two

10' 7" x 7' 4" ( 3.23m x 2.24m )

Having a range of built in wardrobes with sliding mirror doors, upvc double glazed window to the front elevation and central heating radiator

## Bathroom

Fitted with a three piece suite comprising of panelled bath with mains fed shower over, low level WC and vanity wash hand basin, extractor fan and tiled splashbacks

## Second Floor

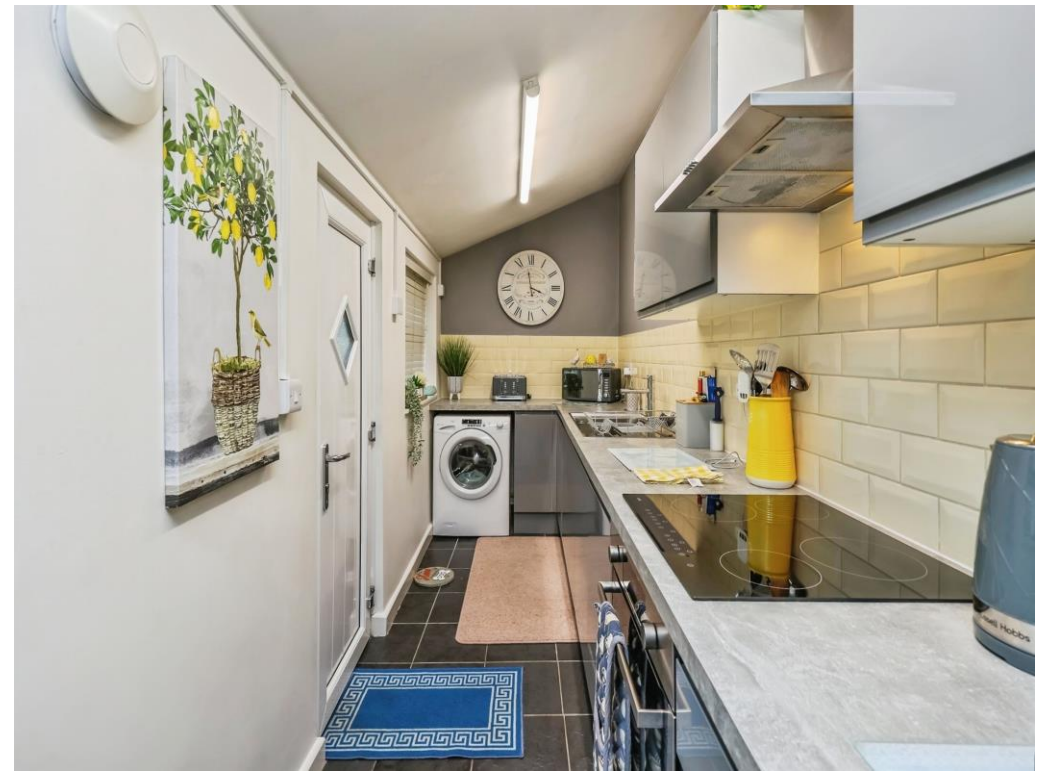
## Loft Room

Irregular Shaped Room x ( x )

Having window to the side elevation and central heating radiator

## Outside

Located to the side of the property is an enclosed garden area which has raised seating area, paved path, fenced boundaries and gate leading to the front



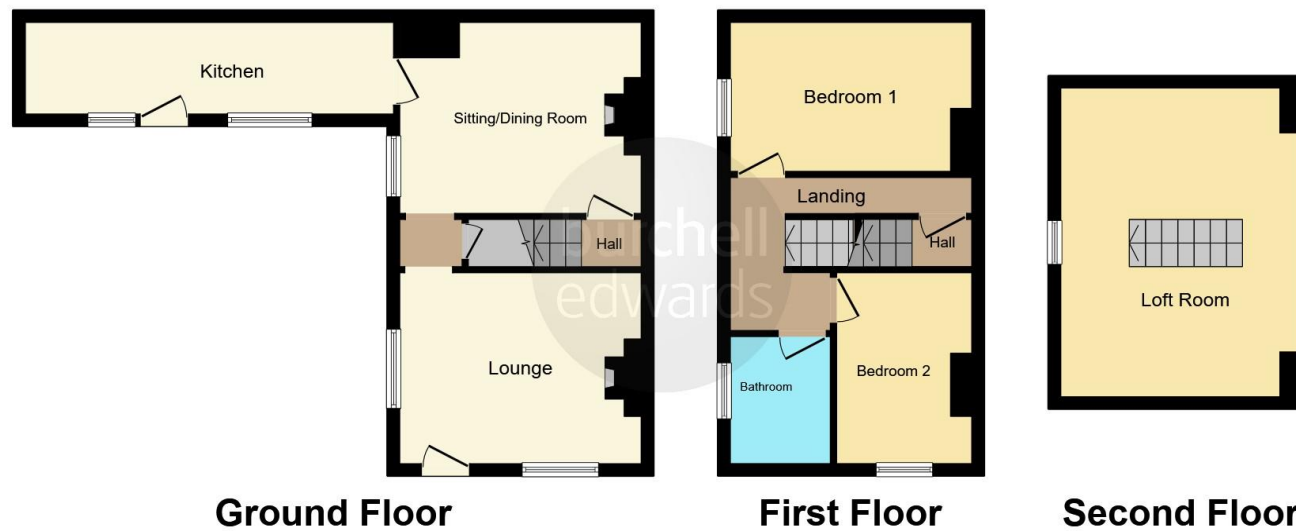












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 0115 968 0528**  
**E [hucknall@burchelledwards.co.uk](mailto:hucknall@burchelledwards.co.uk)**

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EPC Rating: E    Council Tax  
 Band: A

Tenure: Freehold

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