



Papplewick Lane
Hucknall Nottingham

burchell
edwards

Papplewick Lane Hucknall Nottingham NG15 8EF

for sale offers over
£280,000



Property Description

The accommodation is accessed via an entrance porch, leading into a generous lounge diner which provides an excellent space for both relaxing and entertaining. The fitted kitchen offers ample storage and workspace, while a downstairs shower room adds further practicality and convenience.

To the first floor are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing family.

Outside, the property boasts a fully enclosed rear garden, featuring a patio seating area ideal for outdoor dining, a well-maintained lawn and attractive bush borders, creating a pleasant and private outdoor space. The property benefits from a driveway providing parking for multiple vehicles and a garage equipped with an EV charging point.

The property also benefits from a 4KW solar panel installation, along with a Feed in Tarif contract which pays the house owner for the electricity generated and also reducing the annual electricity consumption for the house.

Entrance Porch

Accessed via UPVC door with wooden door into the lounge.

Lounge

Having window to the front elevation, door into the hallway, two radiators, gas fireplace, built-in window storage box and being open to the dining room.

Dining Room

Having a radiator, UPVC French doors to the rear elevation and door to the kitchen.

Kitchen

Having wall and base units with work surfaces over, Kenwood cooker, integrated dishwasher, space and plumbing for washing machine, extractor, wall mounted boiler, American fridge freezer, a radiator, tiled flooring, window to the rear elevation and door to the side elevation.

Hallway

Having door to downstairs shower room, built-in storage, obscured window to the side elevation and feature spiral staircase off to the first floor.

Shower Room

Having an electric shower, a radiator, obscured window to the side elevation and wash hand basin.

First Floor

Having loft access via ladder and is part boarded.

Bedroom One

Having window to the front elevation, a radiator and built-in mirror fronted wardrobes.

Bedroom Two

Having window to the rear elevation, a radiator and built-in wardrobe.

Bedroom Three

Having window to the front elevation, a radiator and over stairs storage.

Bathroom

Having a bath, pedestal wash hand basin, low level W.C and obscured window to the side elevation.

Outside

To the front of the property is a block paved driveway providing off road parking with a lawned frontage, fence boundary, a garage with up and over door and an EV charger.

To the rear the garden has a laid lawn section, paved seating area, outside tap, gated side access and fully enclosed.

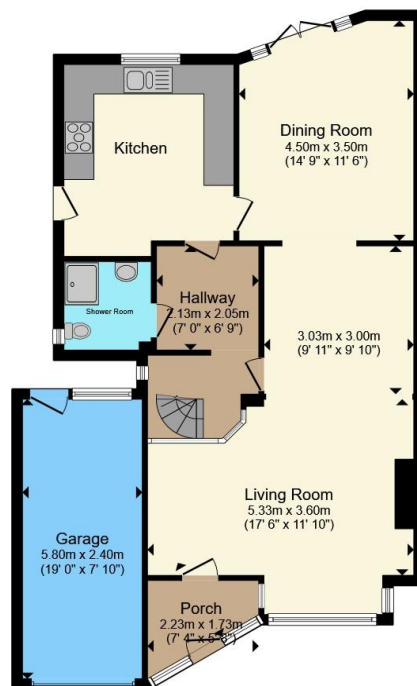
Agents Note

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.

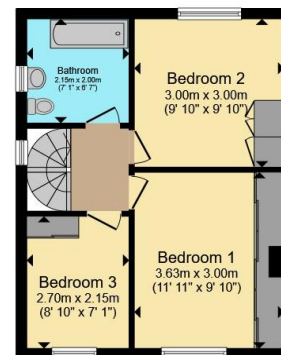








Ground Floor



First Floor

Total floor area 121.5 m² (1,308 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: C

Tenure: Freehold

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Property Ref: HUK105020 - 0016