



Offers Over £340,000 Freehold

46 LOVESEY AVENUE | HUCKNALL | NOTTINGHAM | NG15 6WQ

  
**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE £350,000 - £360,000 \*\*\*

A REAL HEAD-TURNER!.. This exceptional four-bedroom family home has immediate kerb appeal from the moment you pull up outside. Situated in a fantastic, residential location of Hucknall and nearby to excellent shops, amenities, parks and commuter links, this detached home is perfect for growing or established families and presents a contemporary and spacious interior you'll love making memories in! Let's see what's inside..

The ground floor welcomes you to a homely and tastefully decorated living room where you'll have plenty of space for furnishings and personal touches. There's a bay window here that allows a wealth of natural light through, and you'll love putting your feet up and relaxing here after a long day! The kitchen/diner is just next door and is equally as impressive, boasting a range of modern units to utilise, along with a breakfast bar where you can enjoy your morning cup of tea! There's ample dining space for sit down meals, and you'll also gain access out to the rear garden- excellent when entertaining guests! Furthermore, there's a handy utility and WC that complete the floor nicely.

Heading upstairs, you will be pleased to find four well-presented bedrooms, each of which have been kept to a high standard throughout. The master benefits from its own private ensuite facility, whilst the family bathroom can be found just off the landing and is complete with a four-piece suite.

The rear garden will only impress further and benefits from a spacious patio seating area and artificial lawn. An excellent, easy-care space to take advantage of and enjoy family BBQ's in the summer months! There's also a block-paved driveway to the front of the property, along with an integral garage allowing space for handy off-road parking. What more could you ask for?

Ready to make this home your own? Call now to arrange a viewing!





#### Entrance Hall

With central heating radiator, stairs leading up to the first floor, access into the integral garage and access into;

#### Living Room 10'1" x 17'9"

With fitted carpets, two central heating radiators and bay window to the front elevation.

#### Kitchen/Diner 14'4" x 14'7"

Complete with a range of modern high-gloss units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, integrated oven, gas hob with stainless steel extractor fan above, integrated dishwasher, breakfast bar, ample dining space, downlights, central heating radiator, window to the rear elevation and French doors leading out to the rear garden.

#### Utility 5'4" x 7'11"

With space and plumbing for additional appliances including washing machine, door leading outside and access into;

#### WC

Complete with a low flush WC, hand wash basin, central heating radiator and opaque window to the side elevation.

#### Landing

With fitted carpets, central heating radiator and access into;

#### Master Bedroom 10'9" x 16'0"

With fitted carpets, central heating radiator, fitted wardrobe, window to the rear elevation and access to a private ensuite facility.

#### Ensuite 5'8" x 6'3"

Complete with walk-in shower cubicle, low flush WC, hand wash basin and opaque window to the rear elevation.

#### Bedroom Two 6'3" x 13'3"

With fitted carpets, central heating radiator and window to the front elevation.

#### Bedroom Three 8'7" x 10'9"

With fitted carpets, fitted wardrobes, central heating radiator and window to the front elevation.

#### Bedroom Four 8'7" x 11'2"

With fitted wardrobes, central heating radiator and window to the front elevation.

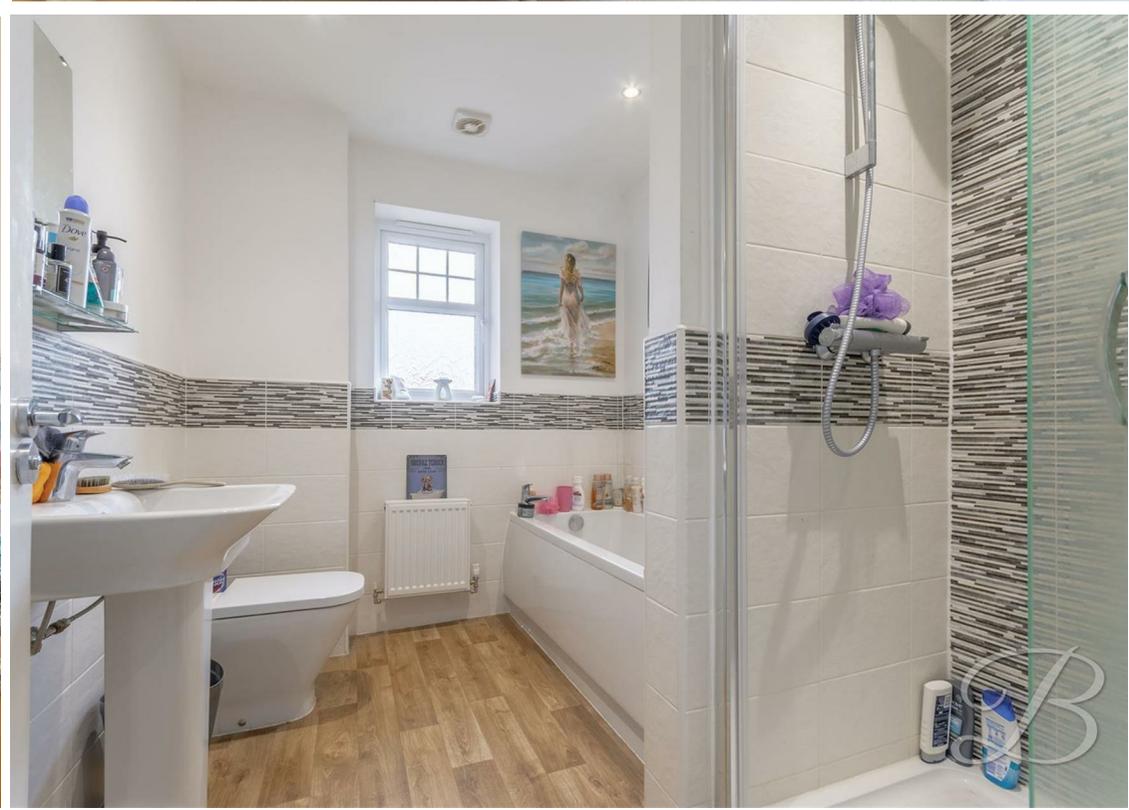
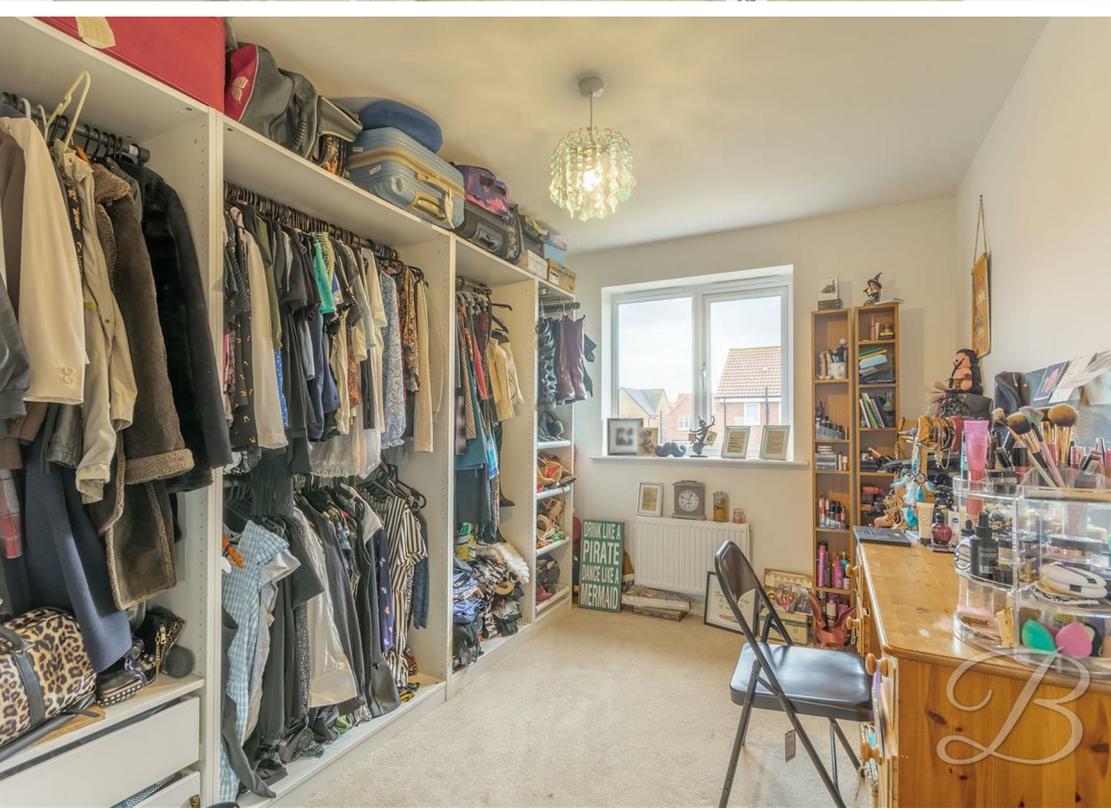
#### Family Bathroom 9'9" x 9'9"

Complete with a fitted bath, separate

walk-in shower cubicle, low flush WC, hand wash basin, central heating radiator, downlights and opaque window to the front elevation.

#### Outside

Featuring a beautifully maintained rear garden with spacious patio seating area, artificial lawn and surrounding fence for additional privacy. To the front of the property is a low-maintenance lawn, block-paved private driveway and garage (1.65m x 5.01m), allowing space for ample off-road parking.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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