



Long Hill Rise, Hucknall, Nottingham, NG15 6GL

£290,000 Freehold



Long Hill Rise, Hucknall

3 Bedrooms, 1 Bathroom

£290,000

- Three Bedroom Detached House
- Almost 1/5th Acre Plot
- Large, South West Facing Rear Garden
- Sought After Cul-De-Sac
- No Onward Chain
- Excellent Potential
- Close To Amenities

Situated on a generous plot almost 1/5th of an acre, this individually designed three bedroom detached house is positioned towards the quiet end of this sought after cul-de-sac. Being offered to the market for the first time since being built, the accommodation comprises of an entrance hall, a spacious open plan, dual aspect lounge/diner, refitted kitchen, four piece bathroom and three well proportioned double bedrooms. Externally, the stunning, south-west



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	

facing rear garden has excellent potential and to the front there are two driveways providing ample off road parking and a large integral garage. With no onward chain, early viewing is strongly recommended to appreciate this rare gem.

HALLWAY 7' 2" x 2' 11" (2.18m x 0.89m) Accessed via an external door with fitted carpet, storage cupboard, stairs rising to the first floor and ceiling light.

LIVING ROOM 23' 2" x 10' 3" (7.06m x 3.12m) With wood effect laminate flooring, double glazed window to the front elevation and sliding patio doors to the rear garden, traditional column radiator and two ceiling lights.

DINING AREA 10' 4" x 9' 5" (3.15m x 2.87m) With wood effect flooring, feature fireplace, double glazed window to the rear elevation and ceiling light.

KITCHEN 9' 9" x 9' 0" (2.97m x 2.74m) With a range of

fitted high and low level units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, integrated electric oven, inset gas hob with extractor hood over, wood effect vinyl flooring, traditional column radiator, double glazed window to the front elevation, storage cupboard and ceiling light.

LANDING With fitted carpet, opaque window to the side elevation and ceiling light.

MASTER BEDROOM 13' 1" x 8' 6" (3.99m x 2.59m) With fitted carpet, double glazed window to the rear elevation, traditional column radiator, fitted wardrobes and ceiling light

BEDROOM TWO 11' 7" x 10' 6" (3.53m x 3.2m) With fitted carpet, uPVC double glazed window to the rear elevation, traditional column radiator, fitted wardrobes and ceiling light

BEDROOM THREE 13' 11" x 6' 6" (4.24m x 1.98m)

With fitted carpet, double glazed window to the front elevation, traditional column radiator, fitted wardrobes and ceiling light

BATHROOM Comprising of a fitted four piece suite with a corner bath, corner shower enclosure with electric shower, low flush w.c., pedestal wash hand basin, vinyl flooring, part wall tiling, radiator, three opaque double glazed windows to the front elevation and ceiling light.

EXTERNAL The property stands on a generous plot, encroaching a fifth of an acre in total with a large, south-west facing rear garden which is mainly laid to lawn with a paved patio area, fenced boundary and gate access. There are several outhouse stores including one with washing machine plumbing. To the front there is laid to lawn garden, fence and hedge boundary, two driveways providing ample off road parking with one leading to an integral single garage which has power and lighting. Given the size of the plot the property affords excellent potential in terms of



extension or potential development (subject to the relevant planning permissions).







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