



**Trough Lane, Watnall NOTTINGHAM NG16 1HR**

welcome to

Trough Lane, Watnall

NOTTINGHAM

- NO UPWARD CHAIN
- EXTENSIVE BEAUTIFUL GARDENS
- FOUR BEDROOMS
- THREE RECEPTIONS & UTILITY ROOM
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G

offers over

**£750,000**

**Entrance Hallway**

**Living Room**

14' 9" max x 11' 11" max ( 4.50m max x 3.63m max )

**Lounge**

**Dining Room**

14' 9" max x 13' 5" max ( 4.50m max x 4.09m max )

**Kitchen**

**Utility Room**

14' 9" max x 5' 7" ( 4.50m max x 1.70m )

**Downstairs Wc**

**Bedroom One**

15' 10" max x 12' 6" max ( 4.83m max x 3.81m max )

**En Suite Shower Room**

**Bedroom Two**

15' 1" max x 11' 11" max ( 4.60m max x 3.63m max )

**Bedroom Three**

15' 1" max x 11' 2" max ( 4.60m max x 3.40m max )

**Bedroom Four**

16' 6" max x 19' 1" max ( 5.03m max x 5.82m max )

**Potting Shed**

9' 11" max x 9' 10" max ( 3.02m max x 3.00m max )

**Garage**

18' 1" max x 15' 9" max ( 5.51m max x 4.80m max )

**Outbuilding**

13' 10" max x 9' 10" max ( 4.22m max x 3.00m max )

**Outside Wc**

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**Property Ref:**

KBY109903 - 0002

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