



Papplewick Lane  
Hucknall Nottingham

burchell  
edwards

# Papplewick Lane Hucknall Nottingham NG15 8EF

for sale offers over  
**£300,000**



## 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 Tariff 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

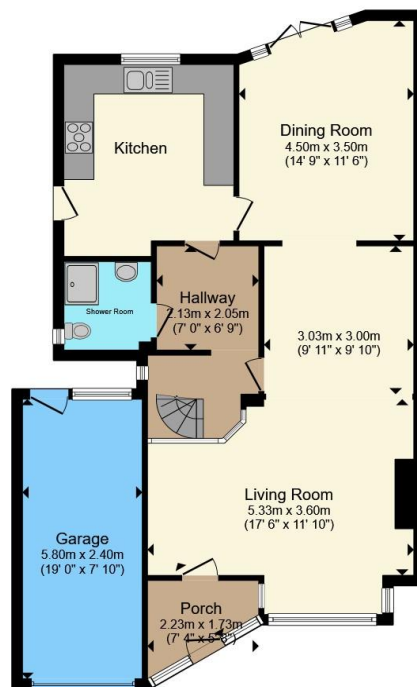
To the front of the property is a block paved driveway providing off road parking with a lawned frontage, fence boundary, a garage with up and over door and an EV charger.

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

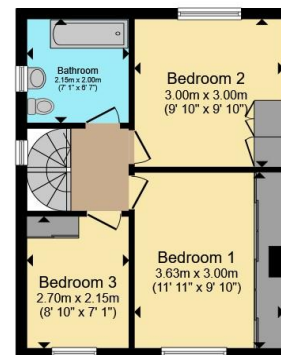








**Ground Floor**



**First Floor**

Total floor area 121.5 m<sup>2</sup> (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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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

64 High Street Hucknall  
 NOTTINGHAM NG15 7AX

EPC Rating: Awaiting  
 Council Tax Band: C

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HUK105020 - 0005