



14 Lawnwood Ave, Elkesley, DN22
8AQ



3



1



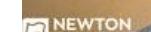
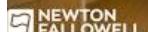
1

£130,000

This well-proportioned three-bedroom semi-detached house presents a highly practical living environment, offering a blend of comfortable accommodation and desirable amenities. Designed to suit a range of households, the property comprises three bedrooms, each providing ample space and flexibility for personal requirements. A dual aspect lounge ensures a light and welcoming atmosphere, ideal for both relaxation and everyday living. The kitchen diner is thoughtfully arranged to accommodate both cooking and dining needs, offering a functional space for mealtimes and entertaining. The property is further enhanced by a separate shower room and an additional WC, elevating convenience and practicality for residents.



Newton
Fallowell





Externally, the residence benefits from a private and enclosed garden - well-suited to those seeking a secure outdoor space, as well as opportunities for leisure, gardening or alfresco dining. Off-street parking is provided via a driveway, accommodating multiple vehicles with ease and affording added privacy and accessibility. The property is also noted as having oil fired heating, offering reliable warmth during colder periods.

Notable additional features include the assurance of no upward chain, streamlining the process for potential buyers, and the reassurance of freehold tenure. The property comes with an EPC rating to be confirmed upon completion of the necessary assessments.

Local area

Situated in Elkesley, Nottinghamshire, the property offers residents the chance to enjoy a residential setting within a sought-after village location. The wider area encompasses a range of amenities and recreational opportunities, along with strong transport connections, making it well-positioned for both local life and access to surrounding towns and cities.

Entrance Hallway

Accessed via a UPVC composite door with double-glazed obscure glass and matching



side light. Carpeted throughout with a single panel radiator.

Lounge 5.61m x 3.12m (18'5" x 10'2")

A well-proportioned reception room featuring a fireplace with surround, dual-aspect double-glazed windows, two double panel radiators, carpeted flooring and a TV point.

Kitchen Diner 3.75m x 4.05m (12'4" x 13'4")

Fitted with a range of floor and wall mounted cupboards, sink with mixer tap and drainer, and space for a freestanding oven. Features include an electric fireplace with surround, two panel radiator, double-glazed window to the rear aspect, and a UPVC composite door with double-glazed obscure glass and matching side light. A useful pantry area with an obscure glazed window provides additional storage.

First Floor Landing

Carpeted throughout with airing cupboard and loft access.

Bedroom One 3.85m x 3.16m (12'7" x 10'5")

Double-glazed window to the front aspect, carpeted throughout, fitted storage and a single panel radiator.

Bedroom Two 2.77m x 2m (9'1" x 6'7")

Double-glazed windows to the front and side aspects, carpeted flooring and a single panel radiator.





Bedroom Three 2.66m x 2.15m (8'8" x 7'1")
Double-glazed window to the rear aspect, carpeted flooring, fitted storage and a single panel radiator.



Shower Room 1.66m x 1.57m (5'5" x 5'2")
Comprising a large walk-in shower cubicle with wall-mounted electric shower, vanity wash hand basin with mixer tap, double panel radiator and double-glazed obscure glass window to the rear aspect.

Separate WC
Comprising a large walk-in shower cubicle with wall-mounted electric shower, vanity wash hand basin with mixer tap, double panel radiator and double-glazed obscure glass window to the rear aspect

Gardens and Grounds
The front of the property benefits from a small lawned area, gated access to the driveway for off-street parking, path leading to the front door, door accessing the side of the property, brick build store housing the oil fired Worcester Bosch Boiler.

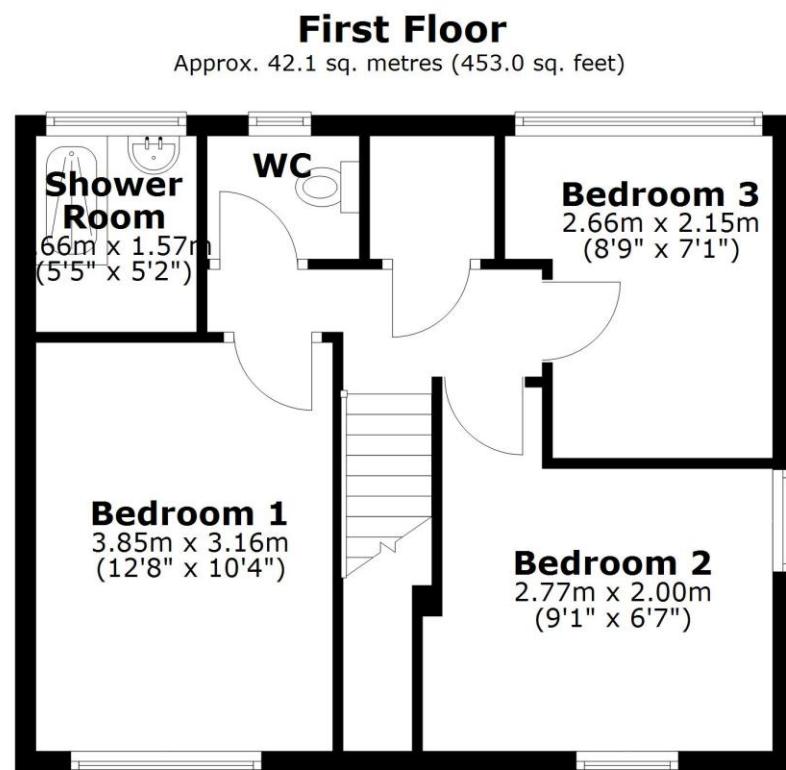
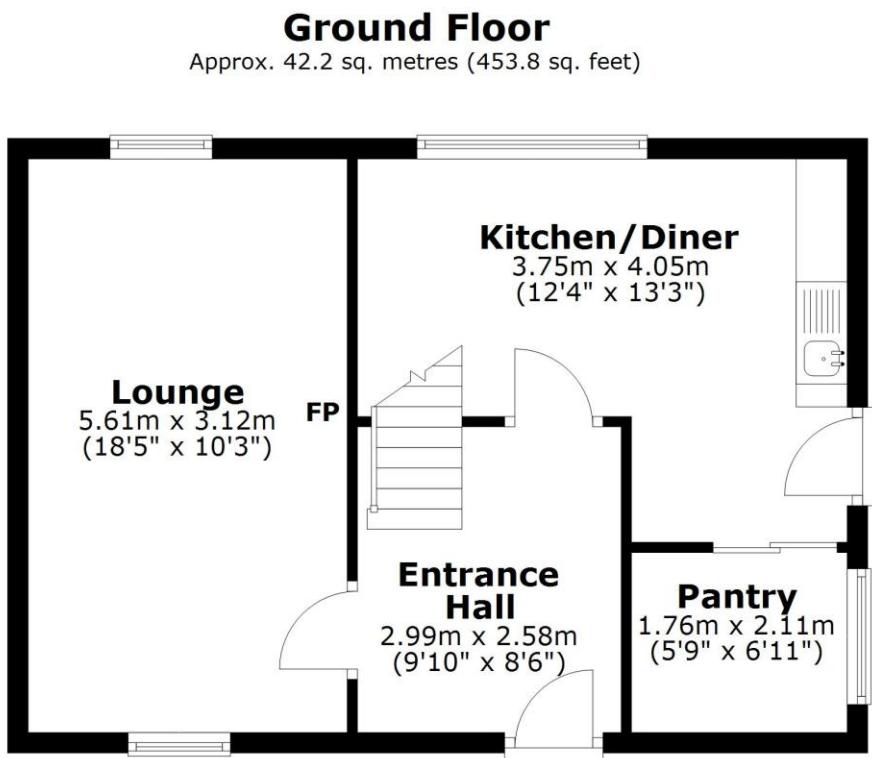
Disclaimer
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we

will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





Total area: approx. 84.2 sq. metres (906.8 sq. feet)

