



Farleys Lane, Hucknall, Nottingham, NG15 6DY
Offers Over £260,000 Freehold


MARTIN&CO

Farleys Lane, Hucknall

3 Bedrooms, 1 Bathroom

Offers Over £260,000

- Three Bedroom Semi-Detached House
- Generously Sized Enclosed Rear Garden
- Driveway & Garage
- Conservatory
- No Onward Chain
- Sought After Location
- Fantastic Potential

Boasting a generously sized rear garden, this three bedroom semi-detached house is situated on this popular and sought after lane in Hucknall and allows easy access to an array of local amenities and transport links. Affording excellent scope and potential for further extension (STPP) the accommodation comprises of an entrance hall, two reception rooms, fitted kitchen and conservatory to the ground floor with three bedrooms and a bathroom with separate w.c. to the first floor. The established rear garden is beautifully landscaped into several separate sections with patio areas and a block paved driveway to the front provides off road parking and leads to a single garage. Being offered to the market with no onward chain, early viewing is strongly recommended.



HALLWAY 13' 4" x 5' 11" (4.06m x 1.8m) Accessed via an external uPVC door with opaque window, fitted carpet, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

LIVING ROOM 13' 9" x 11' 10" (4.19m x 3.61m) With a fitted carpet, uPVC double glazed bay window to the front elevation, gas fire with surround and hearth, wall mounted radiator and ceiling light.

DINING ROOM 11' 11" x 10' 11" (3.63m x 3.33m) With fitted carpet, uPVC double glazed sliding patio doors to the conservatory, gas fire and surround, wall mounted radiator and ceiling light.

KITCHEN 8' 5" x 6' 11" (2.57m x 2.11m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer with splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, part wall tiling, uPVC double glazed

window and external door to the rear elevation, fitted carpet and ceiling light.

CONSERVATORY 15' 2" x 5' 11" (4.62m x 1.8m) With a range of uPVC double glazed windows to the rear and side elevations and sliding patio doors to the rear garden, fitted carpet, wall mounted radiator and wall light.

LANDING With fitted carpet, uPVC double glazed window to the side elevation, loft hatch and ceiling light.

MASTER BEDROOM 14' 3" x 10' 11" (4.34m x 3.33m) With fitted carpet, fitted wardrobes, wall mounted radiator, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 12' x 9' 1" (3.66m x 2.77m) With fitted carpet, fitted wardrobes, wall mounted radiator, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 8' 9" x 7' (2.67m x 2.13m) With fitted carpet, fitted wardrobe, wall mounted radiator, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a bath with electric shower over, pedestal wash hand basin, fitted carpet, wall mounted radiator, wall tiling, opaque uPVC window to the rear elevation and ceiling light.

W.C. Comprising of a low flush w.c., vinyl flooring, wall tiling, opaque uPVC double glazed window to the side elevation and ceiling light.

EXTERNAL The property is situated on an extensive and generously sized plot with the rear garden comprising of multiple areas including a raised paved patio area, laid to lawn, mature trees, shrubs and bushes, ponds and a summer house with a fence and hedged boundary. Given the size there is fantastic scope and potential for further extension subject to any relevant planning permissions. To the front is a block



paved driveway providing off road parking and leading to a single garage with up and over door, power and lighting.







Floor 0



Floor 1



Approximate total area⁽¹⁾
1082 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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