



Newtons Lane, Cossall NOTTINGHAM NG16 2SJ

welcome to

**Newtons Lane, Cossall
NOTTINGHAM**

- FIVE BEDROOM
- DETACHED FAMILY HOME
- NO UPWARD CHAIN
- EN SUITE BATHROOM
- GATED ENTRANCE

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over

£475,000

**Entrance Hallway
Lounge**

14' 11" max x 8' 10" max (4.55m max x 2.69m max)

Living Dining Room

28' 7" max x 11' 9" max (8.71m max x 3.58m max)

Kitchen

23' 2" max x 9' 8" max (7.06m max x 2.95m max)

Utility Room

12' 5" max x 5' 4" max (3.78m max x 1.63m max)

**Downstairs Wc
Conservatory**

12' 2" max x 9' 10" max (3.71m max x 3.00m max)

Storage Room

17' 7" max x 8' 2" max (5.36m max x 2.49m max)

Bedroom One

13' 1" max x 13' max (3.99m max x 3.96m max)

En Suite Bathroom

9' 10" max x 8' 8" max (3.00m max x 2.64m max)

Including a luxury shower cubicle with body jets and a bath

Bedroom Two

14' 2" max x 9' 8" max (4.32m max x 2.95m max)

Bedroom Three

14' 11" max x 9' 9" max (4.55m max x 2.97m max)

Bedroom Four

9' 5" max x 8' 8" max (2.87m max x 2.64m max)

max)

Bedroom Five

9' 9" max x 8' 1" max (2.97m max x 2.46m max)

Agents Note

Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying our identity and anti-money laundering checks,



view this property online williamhbrown.co.uk/Property/KBY110106



Property Ref:

KBY110106 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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