

Papplewick Lane
Hucknall Nottingham

burchell edwards

Papplewick Lane
Hucknall Nottingham NG15 8EH

for sale offers in the region of
£325,000







Property Description

The ground floor comprises an inviting lounge, separate dining room with garden access, and a fitted kitchen which is open plan to the conservatory, creating a fantastic space for everyday family life.

To the first floor are three bedrooms one currently being used as an office, and a modern shower room.

Outside, the beautifully maintained rear garden is a true highlight, enjoying a generous plot with multiple seating and entertaining areas, a pond, summer house and decking, providing the perfect space for relaxing and hosting family and friends.

The summer house benefits from carpeted flooring, spotlights and French doors overlooking the garden.

To the front, a gravel driveway provides off-road parking and leads to a detached garage.

A viewing is highly recommended to appreciate all this wonderful home has to offer.

Entrance Porch

Composite entrance door providing access to the hallway.

Front

To the front of the property, there is a dropped kerb leading to a gravel driveway which sets the property back from the road and provides access to both the front of the house and the detached garage.

Hallway

Having stairs rising to the first floor and one radiator.

Kitchen

Accessed from the hallway and open plan to the conservatory, having a side-facing uPVC double glazed window, wall and base units with work surfaces over, space for a cooker with an extractor hood over, inset sink with swan-neck mixer tap and drainer, built-in fridge, and built-in dishwasher.

Conservatory

Open plan from the kitchen, overlooking the rear garden and having surrounding uPVC double glazed windows and side-facing uPVC double glazed French doors providing access onto a decking area.

Lounge

Accessed from the hallway, having a uPVC double glazed window, one radiator and a gas fireplace with decorative surround. Sliding doors provide access to the dining room.

Dining Room

Accessed from both the hallway and lounge, having sliding patio doors providing access to

the rear garden and one radiator.

Bedroom One

Having a rear-facing uPVC double glazed window, one radiator and built-in wardrobes.

Bedroom Two

Having a front-facing uPVC double glazed window and one radiator.

Bedroom Three

Having a front-facing uPVC double glazed window, one radiator and currently being utilised as a home office.

Shower Room

Having a walk-in shower with electric shower, vanity wash hand basin, low level WC, tiled flooring and tiled walls.

Garage

Having an up-and-over door, two side-facing windows, a rear-facing access door, and benefitting from power and lighting. The side-facing windows are not double glazed.

Rear Garden

The rear garden is a particular feature of the property, being beautifully established and enjoying a generous plot with a variety of seating and entertaining areas throughout. Fully enclosed, the garden benefits from a pond, external tap and an attractive mix of landscaped spaces, providing ample room for families and outdoor enjoyment. The garden also hosts a substantial summer house complete with laminate flooring, spotlights and French doors overlooking the garden, together with a decking area to the side, creating an ideal space for relaxing, entertaining or working from home.

Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 126.9 m² (1,366 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

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To view this property please contact Burchell Edwards on

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64 High Street Hucknall
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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The Property Ombudsman

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