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hucknall  
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NG15 7HJ

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Sales & Lettings

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**NO  
CHAIN**

**49 PAPPLEWICK LANE**

**HUCKNALL**

**NOTTINGHAM**

**NG15 7TN**



**£174,950**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ

**TENURE**

Freehold

- Semi-Detached Property
- Three Bedrooms
- Gas Central Heating/ Double Glazed
- Driveway
- Popular Location
- Close proximity to Hucknall Town Centre, Train, Tram & Bus Routes

## **49 PAPPLEWICK LANE, HUCKNALL, NOTTINGHAM.**

### **DIRECTIONS**

On leaving our Hucknall office turn right onto the High Street, at the traffic lights turn left onto Station Road, continue along this road, go straight ahead at the mini roundabout, continue along this road, at the mini roundabout turn left onto Papplewick Lane, the property will be easily identified by our 'To Let' board.

**This is a superb three bedroom semi-detached property occupying a good size plot within the ever popular location of Papplewick Lane. Within close proximity to the Town Centre, Train, Tram & Leisure Centre all within comfortable walking distance. There is a driveway providing off street parking for a number of vehicles.**

UPVC double glazed entrance door into:

### **HALLWAY**

With stairs to first floor landing, ceiling light point, radiator, power point and doorway to under stairs storage cupboard.

Doorway through to:

### **LOUNGE**

**14'6" x 11' max'** The lounge has double glazed bay window to the front, ceiling light point, ceiling coving, power points and thermostatically controlled radiator.



Square arch through to:

### **DINING ROOM**

**12'6" x 11' max** With feature fire place, thermostatically controlled radiator, ceiling light point and power points.



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Patio doors opening into:

**GARDEN ROOM**

**9'6" x 9'** This room has a radiator, ceiling light point, power points, UPVC double glazed patio doors overlooking and opening onto rear garden.

Panelled door into:

**KITCHEN**

**18' x 6'6"** With a range of wall and base units with ample work surfaces, twin drainer stainless steel sink, double glazed windows to both front and side, two ceiling light points, power points, four ring stainless steel gas hob with integrated double oven and grill, canopy style extractor, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer and venting for tumble dryer.



Stairs to:

**LANDING**

With double glazed window to the side, ceiling light point and power points.

Panelled door to:

**BEDROOM 1**

**12'6" x 8'9" excluding wardrobes** With double glazed window overlooking rear garden, fitted wardrobes, thermostatically controlled radiator, ceiling light point and power points.



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Panelled door to:

**BEDROOM 2**

**11'9" x 11'** With double glazed window overlooking front garden, thermostatically controlled radiator, ceiling light points and power points.

Panelled door to:

**BEDROOM 3**

**8'6" x 6'** With double glazed window to the front, thermostatically controlled radiator, built in wardrobes, ceiling light point and power points.

Panelled door to:

**BATHROOM**

With three piece suite comprising panelled bath with tiled surround and electric Miro shower over, closed coupled WC, pedestal ash hand basin, thermostatically controlled radiator, airing cupboard, ceiling light point and UPVC double glazed opaque window to rear.



**OUTSIDE**

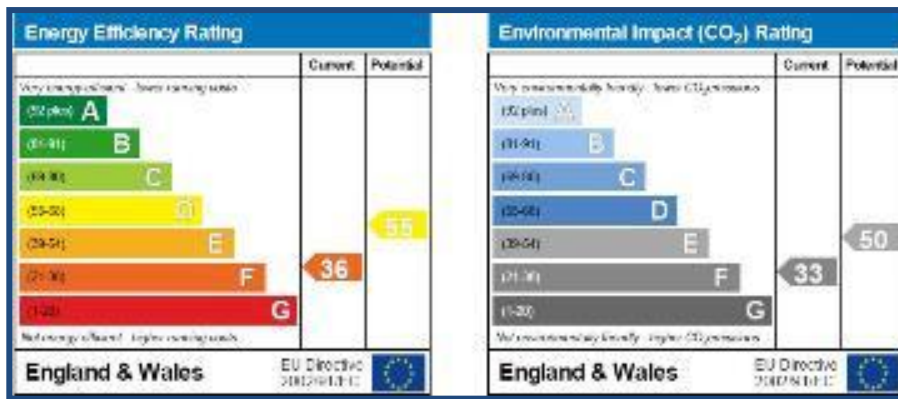
Fully enclosed with fencing to three sides and a patio area.





**49 PAPPLEWICK LANE, HUCKNALL, NOTTINGHAM.**

**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Council Tax Band: B**

**Local Authority: Ashfield District Council**

**FLOOR PLAN**



GROUND FLOOR  
APPROX. FLOOR  
AREA 54.6 SQ.M.  
(587 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 39.3 SQ.M.  
(423 SQ.FT.)

TOTAL APPROX. FLOOR AREA 93.8 SQ.M. (1010 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## **49 PAPPLEWICK LANE, HUCKNALL, NOTTINGHAM.**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.