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NG15 7HJ

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Sales & Lettings

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**55 GLENDON DRIVE
HUCKNALL
NOTTINGHAMSHIRE
NG15 6DF**



GUIDE PRICE £270,000 - £280,000

VIEWING

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

TENURE

Freehold

- Semi Detached Property
- Five Bedrooms
- Dining Kitchen
- Family Bathroom and Separate Shower Room
- Good Sized Garden
- Driveway With Off Road Parking For Multiple Vehicles
- Viewing Highly Recommended

55 GLENDON DRIVE, HUCKNALL, NOTTINGHAMSHIRE

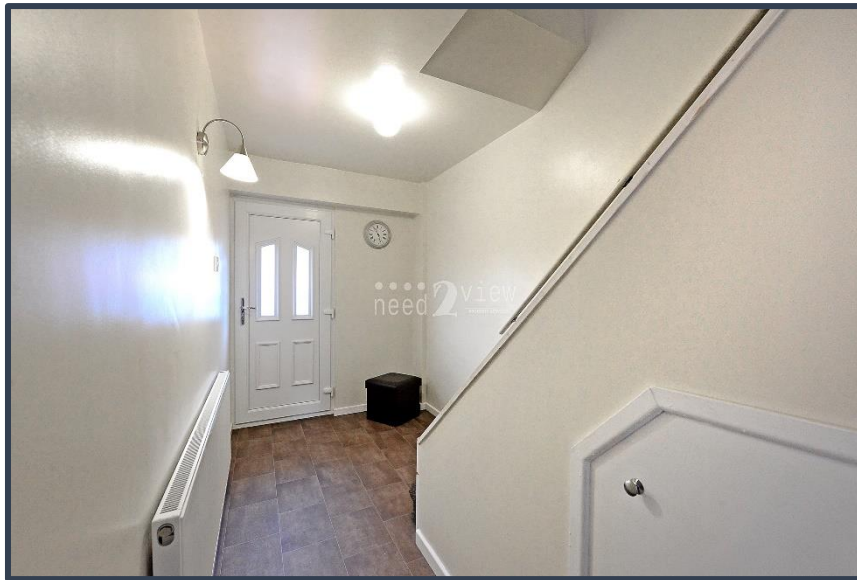
Need2View are delighted to bring to market this beautifully presented, five bedroom, semi detached family home, located in a sought after area of Hucknall, close to good schools and excellent transport links to Nottingham City Centre.

The property offers a large living room, spacious dining kitchen, a handy utility room, a W.C., store room and a home office to the ground floor, whilst the first floor has five good sized bedrooms, the family bathroom and a separate shower room. To the front of the property there is a large driveway with off street parking for multiple vehicles whilst to the rear there is a good sized, enclosed, split level garden.

Entrance door into:

HALLWAY

With stairs to the first floor landing, under stairs storage cupboard, access to the ground floor rooms, radiator and ceiling light point.



LOUNGE

14'3" x 10'5" A spacious family room with double glazed bay window to the front, electric fire, radiator, power and ceiling light points.



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KITCHEN/DINER

16'9" x 8'7" Fitted with a range of wall and base units in a wood finish with coordinating roll top work surfaces, part wall tiling, space and plumbing for a fridge freezer, integrated oven, gas hob, extractor fan, one and a half bowl single drainer sink with mixer tap, double glazed window to the rear, double glazed patio doors to the rear, radiator, power and ceiling light points.



INNER HALLWAY

With double glazed doors to the front and rear of the property.

OFFICE

7'9" x 5'10" With double glazed window to the front, radiator, power and ceiling light points.



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STORE ROOM

10'11" x 5'10" Radiator and ceiling light point.



GROUND FLOOR W.C.

5'10" x 3" With W.C., wash hand basin and ceiling light point.



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UTILITY ROOM

5'10" x 5'8" With double glazed window to the rear, plumbing for a washing machine, radiator, power and ceiling light point.

FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, access to loft space and ceiling light point.

BEDROOM ONE

10'5" x 10'4" With window to the front, built in wardrobe, radiator, power and ceiling light points.



BEDROOM TWO

10'6" x 9'1" With window to the rear, built in wardrobe, radiator, power and ceiling light points.



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BEDROOM THREE

10'4" x 10'5" With window to the front, radiator, power and ceiling light point.



BEDROOM FOUR

10'4" x 9'1" With window to the rear, radiator, power and ceiling light points.



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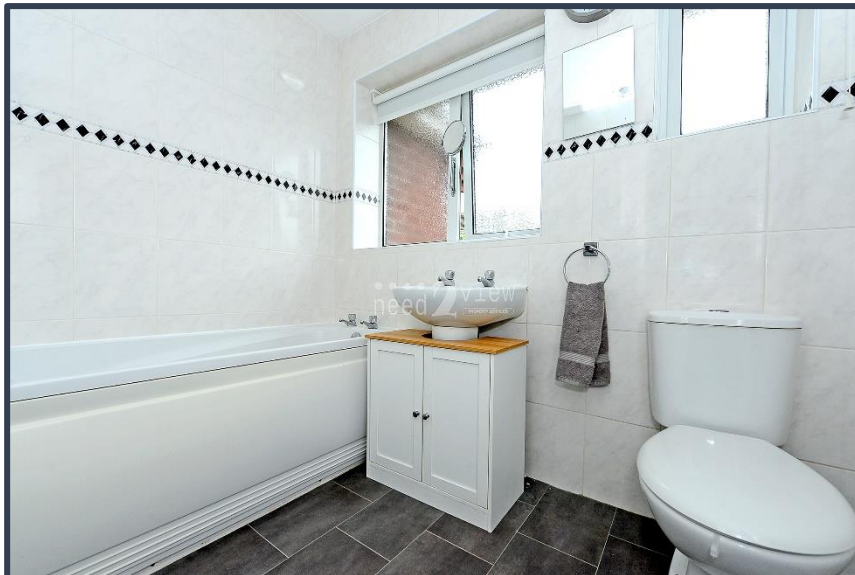
BEDROOM FIVE

6'8" x 6'3" With window to the front, radiator, power and ceiling light points.



BATHROOM

White three piece suite comprising of a wash hand basin, W.C. and bath with shower over, fully tiled walls, towel radiator, double glazed opaque windows to the rear and ceiling light point.



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SHOWER ROOM

White three piece suite comprising of a wash hand basin built into vanity, W.C. and shower cubicle, fully tiled walls, double glazed window to the side, towel radiator and ceiling light point.



OUTSIDE

To the front of the property there is a large block paved driveway with parking for two cars. The rear garden has two tiers with the lower tier having a lawned area, a patio with a pergola, hot and cold outside taps and a bike shed. There are steps to the upper tier which has a lawn with planted borders, a patio and two sheds, all enclosed with fences.



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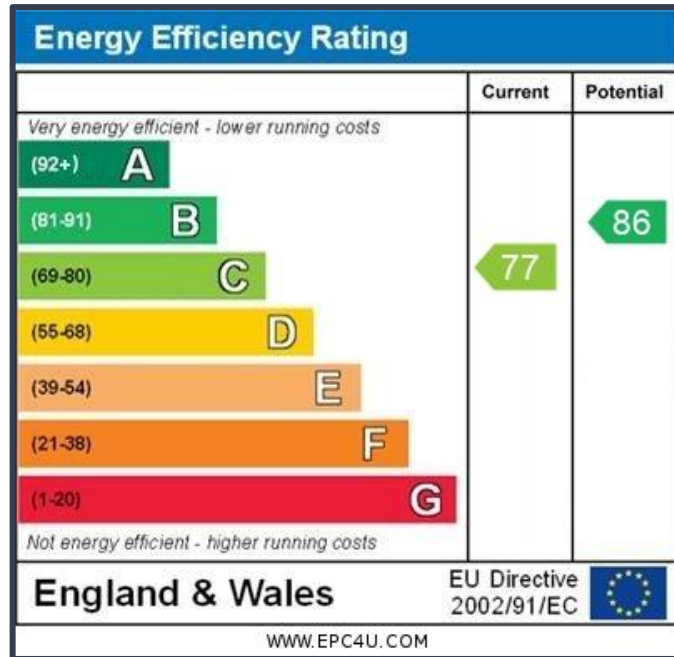
FLOOR PLAN



Total area: approx. 127.4 sq. metres (1371.4 sq. feet)

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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – B

Primary School – Butlers Hill Infant and Nursery School/Broomhill Junior School

Secondary School – Holgate Academy

Stamp Duty on Asking Price: £1000 - £1500 (Additional costs may apply if being purchased as a second property)

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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 marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's 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 ensure 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 client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.