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nottingham
NG15 7HJ

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**2 COMMON LANE
HUCKNALL
NOTTINGHAMSHIRE
NG15 6QE**



£750,000

VIEWING

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

TENURE

Freehold

- Large Detached Property
- Five Bedrooms
- Spacious Kitchen
- Large Family Bathroom
- Set In Private Grounds
- Large Garage and Wrap Around Driveway
- Close To Local Amenities

2 COMMON LANE, HUCKNALL, NOTTINGHAMSHIRE

This grand five bedroom detached property stands in its own private grounds in a popular area of Hucknall, close to local amenities.

The property offers a stunning entrance hall, large living room, kitchen and dining room to the ground floor. The first floor has 5 bedrooms (one with an ensuite) and the family bathroom.

In the gardens of the property there are spacious out buildings, a large garage and dual access wrap around driveway.

This very private residence is exclusive and full of charm and character. The idyllic setting is within a large mature plot having gardens to all sides. The current owners have lived in the property some 38 years and we understand it was re roofed in the year 2000.

Entrance door into:

HALLWAY

With dark wood panelling this room is a stunning entrance into the property, with access to all the ground floor rooms, stairs to the first floor landing, radiator, power and ceiling light points.



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LIVING ROOM

19' x 22' A spacious family room with a bay window to the front and French doors to the rear, a feature fireplace with functioning log burner, ceiling coving, radiators, power and ceiling light points.



KITCHEN

12'6" x 12' Fitted with a range of wall and base unit in a cream finish with coordinating work surfaces, part tiled walls, space and plumbing for a cooker, space and plumbing for a fridge freezer, space and plumbing for a washing machine, one and a half bowl single drainer sink with mixer tap, window to the side of the property, door to the garden, radiator, power and ceiling light points.



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DINING AREA

15'6" x 9" A space within the kitchen with room for a dining table, bay window overlooking the garden, power points and ceiling light point.



DINING ROOM

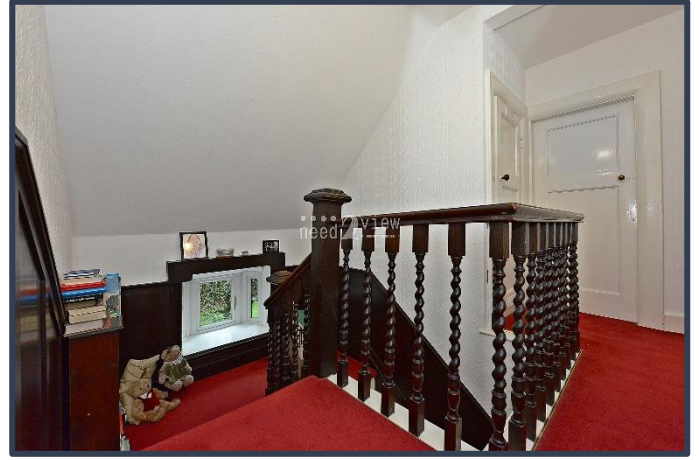
21" x 13" A large room with a bay window to the front, bi-fold doors to the side, feature fireplace, ceiling coving, radiator, power and ceiling light points.



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FIRST FLOOR LANDING

With window to the rear, airing cupboard, access to all the first floor rooms, access to loft space and ceiling light points.



BEDROOM ONE

14" x 16'6" With window to the front, radiator, power and ceiling light points.



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EN SUITE

7'6" x 7'6" With window to the side, W.C., wash hand basin, shower cubicle, part tiled walls and ceiling light point.



BEDROOM TWO

15'6" x 13'6" With bay window to the front, boarded up feature fireplace, radiator, power and ceiling light points.



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BEDROOM THREE

11'3" x 9'6" With window to the front, fitted wardrobes, boarded up feature fireplace, radiator, power and ceiling light points.



BEDROOM FOUR

11" x 9" With window to the rear, radiator, power and ceiling light points.



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BEDROOM FIVE

6'6" x 10" With window to the rear, built in cupboard, boarded up feature fireplace, radiator, power and ceiling light point.



BATHROOM

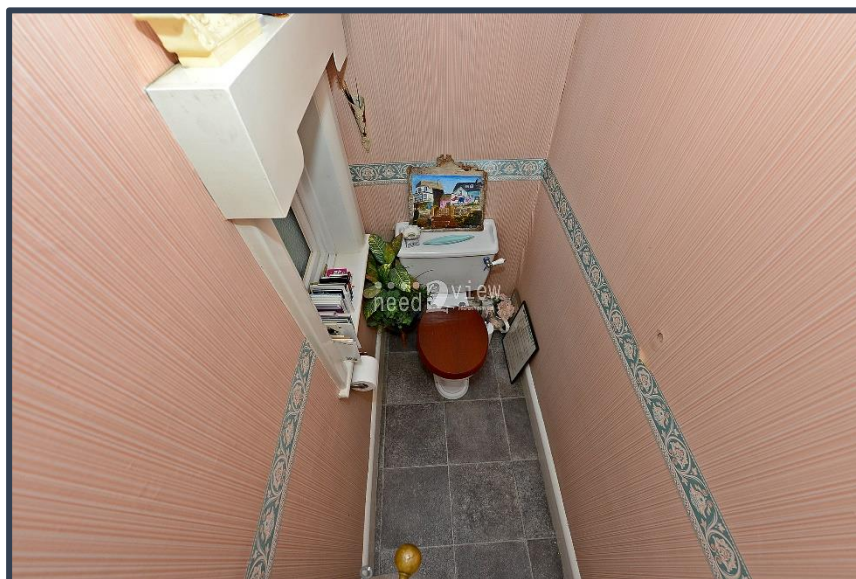
10" x 8'9" With opaque window, white three piece suite comprising of a W.C., wash hand basin and bath, separate shower cubicle, radiator and ceiling light point.



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W.C.

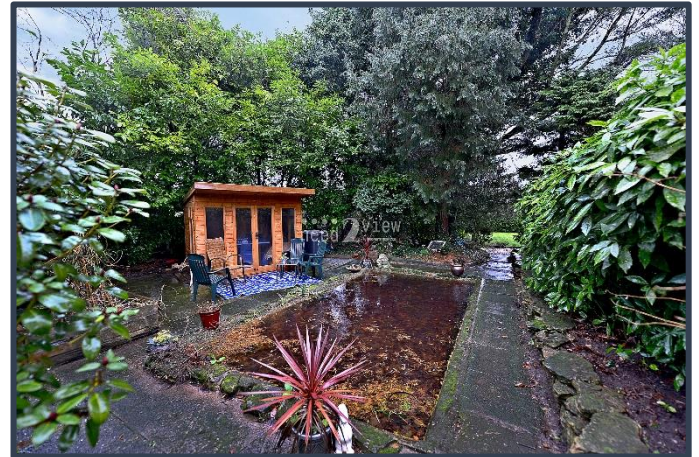
With opaque window, W.C and ceiling light point.



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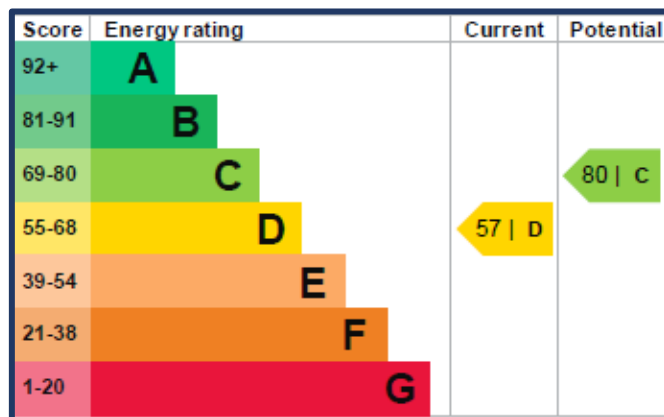
OUTSIDE

The property has a substantial amount of land with various trees, plants and bushes, a pond, patio areas and areas laid to lawn, there is a raised decked patio area, a shed measuring 18' x 9'9", a summerhouse measuring 12' x 13', a smaller summerhouse measuring 6'9" and a garage measuring 13'9" x 23'6".



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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – F

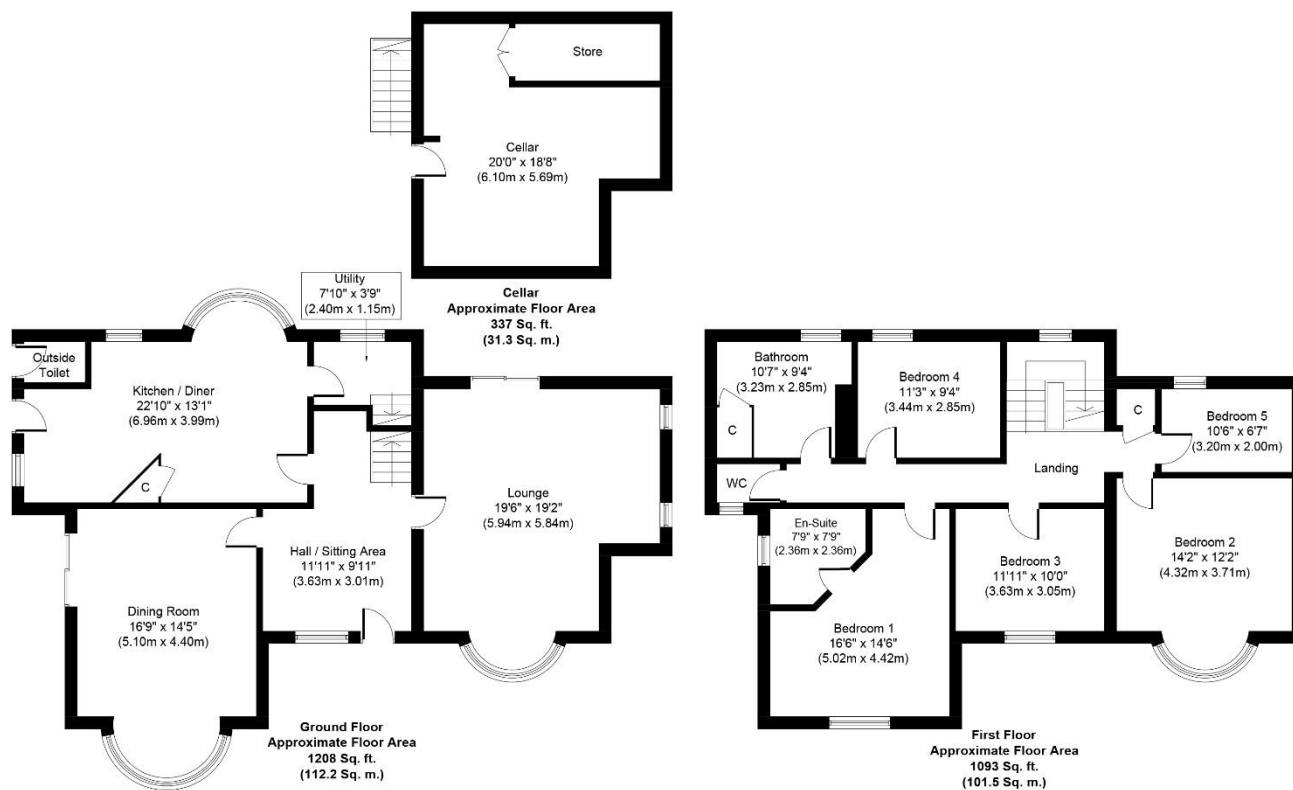
Primary School – Hillside Primary and Nursery School

Secondary School – The National School

Stamp Duty on Asking Price: £25,000 (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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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.