

**83 FARLEYS LANE  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 6DP**



**£650,000**

**VIEWING**

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

**TENURE**

Freehold

- Large Detached Property
- Five Bedrooms
- Modern Dining Kitchen
- Family Bathroom
- Two Ensuites & Ground Floor W.C
- Substantial Garden and Land Beyond
- Large Driveway and Detached Double Garage
- Sought After Location

## 83 FARLEYS LANE, HUCKNALL, NOTTINGHAMSHIRE

Need2View are delighted to bring you this stunning five bedroom, detached property located in a popular area of Hucknall, close to good schools and excellent transport links to Nottingham City Centre.

The property offers a spacious living room, dining kitchen, dining room, family room, office, utility room, cloak room and a W.C. to the ground floor, whilst the first floor has five good sized bedrooms (two with ensembles) and the family bathroom. To the front of the property there is a large driveway with ample parking for multiple vehicles and a detached double garage. The property has a substantial private garden laid to lawn all enclosed with fencing. The property benefits from CCTV and a burglar alarm.

Entrance door into:

### HALLWAY

With stairs to the first floor landing, access to the ground floor rooms, radiator and ceiling light points.



### LOUNGE

16'11" x 16'5" A spacious family room with UPVC double glazed windows to the front and side, feature fireplace, two radiators, power and ceiling light points.



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**KITCHEN/DINER**

**20'8" x 10'11"** Fitted with a range of wall and base units in a cream finish with coordinating work surfaces, part wall tiling, integrated double oven, four ring gas hob, extractor fan, one and a half bowl single drainer sink with mixer tap, two built-in under-cabinet fridges, UPVC double glazed windows to the side, radiator, power and ceiling light points.



**UTILITY ROOM**

**10'2" x 5'6"** With door to the rear, built-in washing machine, under-cabinet freezer, power and ceiling light points.

**DINING ROOM**

**12'11" x 11'6"** With UPVC double glazed window to the front, two radiators, power and ceiling light points.



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**OFFICE**

**10'3" x 7'5"** With UPVC double glazed window to the rear, radiator, power and ceiling light points.



**FAMILY ROOM**

**12'11" x 10'11"** With UPVC double glazed patio doors to the rear, two radiators, power and ceiling light points.



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**GROUND FLOOR W.C.**

With opaque window to the rear, wash hand basin, W.C., part wall tiling, radiator and ceiling light point.



**FIRST FLOOR LANDING**

With access to all the bedrooms and the family bathroom, radiator, power and ceiling light points.



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**BEDROOM ONE**

**24'9" x 13'9"** With UPVC double glazed windows to the front, fitted wardrobes, access to an ensuite, two radiators, power and ceiling light points.



**EN SUITE**

**8'3" x 6'4"** White three piece suite with wash hand basin, W.C. and shower cubicle, part tiled walls, UPVC double glazed window to the roof, radiator and ceiling light point.



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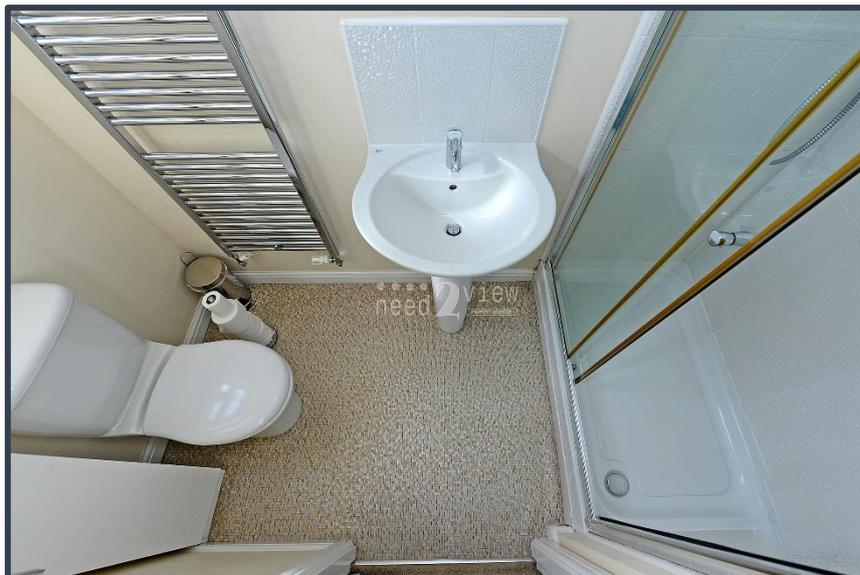
**BEDROOM TWO**

**14'3" x 10"** With UPVC double glazed window to the side, radiator, power and ceiling light points.



**ENSUITE**

**8" x 3'11"** With UPVC double glazed opaque window to the rear, wash hand basin, W.C., shower cubicle, part tiled walls, chrome towel radiator and ceiling light point.



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**BEDROOM THREE**

**12'11" x 8'11"** With UPVC double glazed window to the side, radiator, power and ceiling light points.



**BEDROOM FOUR**

**12'1" x 9'9"** With UPVC double glazed window to the front, radiator, power and ceiling light point.



**BEDROOM FIVE**

**10'11" x 6'6"** With UPVC double glazed window to the side, radiator, power and ceiling light points.

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**BATHROOM**

**10'9" x 6'10"** With three piece suite comprising of a wash hand basin built into vanity, W.C, bath and separate shower, part wall tiling, UPVC double glazed opaque window to the rear, chrome towel radiator and ceiling light point.



**OUTSIDE**

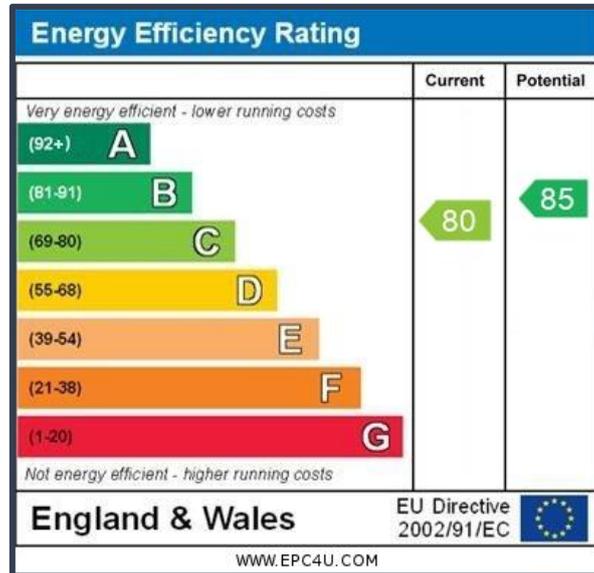
The property has an extensive garden, fully laid to lawn and enclosed with fencing. To the front of the property there is a large driveway with ample parking for multiple vehicles and a detached double garage.



**DETACHED DOUBLE GARAGE**

With power and lighting.

**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Local Council** – Ashfield District Council

**Council Tax Band** – F

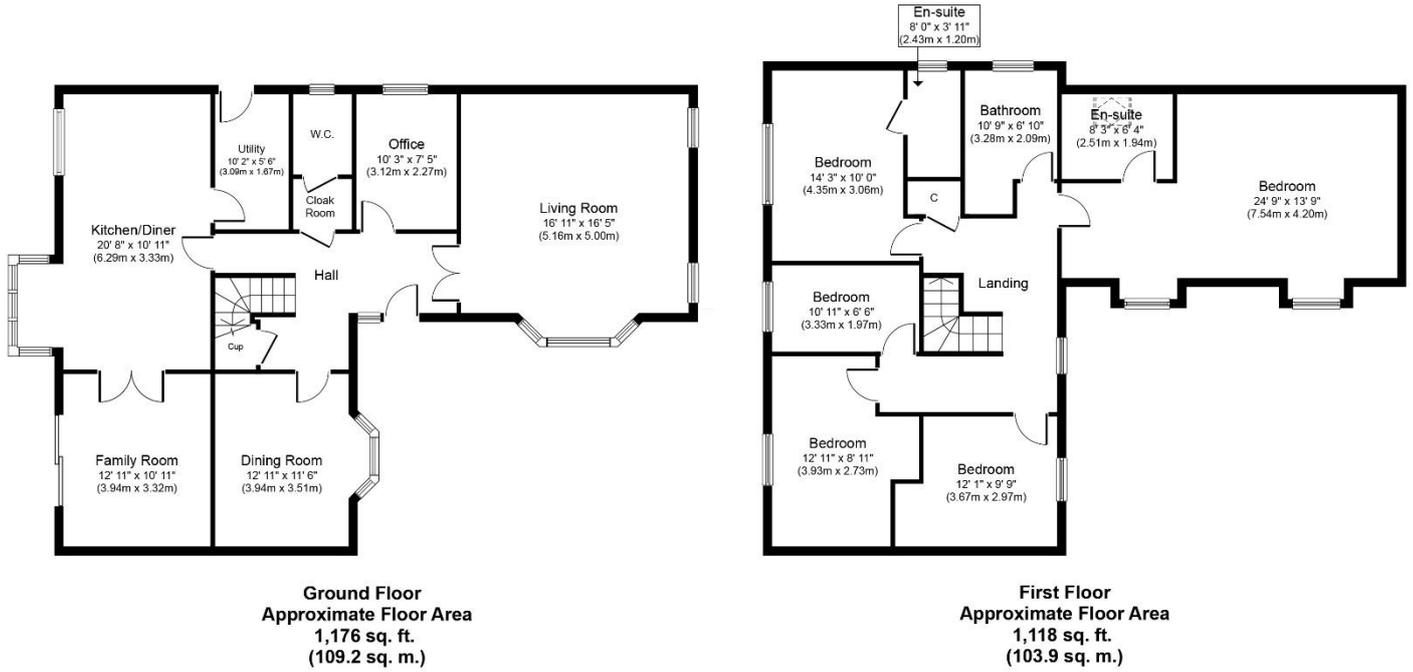
**Primary School** – Butlers Hill Infant and Nursery School/Broomhill Junior School/ The Flying High Academy

**Secondary School** – Holgate Academy/The National School

**Stamp Duty on Asking Price:** £20,000 (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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## **83 FARLEYS LANE, HUCKNALL, NOTTINGHAMSHIRE**

### **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.