



**60 Hayden Lane, Hucknall, Nottingham,
Nottinghamshire NG15 8BS**

Offers Over £325,000

Tel: 0115 9680268



- 20ft Lounge With Log Burner
- Large Open Plan Farmhouse Kitchen
- Two Bathrooms
- Large & Extended Detached House
- Block Paved Drive & Garage
- Four Bedrooms
- Substantial Corner Plot
- Viewing Highly Recommended

A large and extended detached family home sitting on a fantastically proportioned and well utilised corner plot. Located on the ever popular Hayden Lane, which is a lovely wide quiet residential road close to many amenities, great schools and much more.

This wonderful spacious family home has benefited from well planned extensions and initially enjoyed five bedrooms but is now currently a four bedroom with a huge 19ft triple aspect master bedroom. As well as a fantastic array of space to the first floor there is a staggering amount of living and entertaining space and equally enjoys a stunning large yet equally manageable private rear garden which still offers scope for further extensions if required.

The current large internal accommodation comprises an initial naturally light entrance hallway, open plan dining kitchen which enjoys a light and airy farm house feel with exposed brick and a range cooker, open plan access into a formal dining room space or snug. A further substantial living room with log burner with double internal door access into the conservatory and finally a large recently upgraded ground floor bathroom. To the first floor landing there are four bedrooms including that huge master that could easily be altered to create a fifth bedroom or even to add an en suite and the first floor accommodation is completed by a modern family shower room.

Externally, this property stands on large corner plot with a low level boundary wall that opens onto a well proportioned block paved driveway that leads onto the integral storage garage. There is also a pebbled border, side access gate and a further double gated entry onto the rear garden. To the rear of the property the beautifully maintained garden spans across the whole width of the property and beyond with a landscaped lawn, mature plants shrubs and trees. There is also two garden sheds that will be included within the sale a hard standing pebbled area which is directly off the double gated alternative access which gives perfect flexibility to use as more driveway space formally used as a camper van storage space but is now currently being utilised as a wonderful seating area which proves to be a private sun trap to sit and enjoy those incoming pleasant evenings.

A SPLIT GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS INTO THE:

ENTRANCE HALL

w: 3.86m x l: 1.73m (w: 12' 8" x l: 5' 8")

A light and bright entrance hall with a radiator, ceiling light point and stairs providing access to the first floor landing.

OPEN PLAN DINING KITCHEN

w: 7.75m x l: 3.25m (w: 25' 5" x l: 10' 8")

A stunning open space, this well proportioned open plan dining kitchen has tasteful farmhouse feel with its exposed brick walls and feature lighting. The kitchen has a range of fitted base units and drawers with working surfaces over. Stainless steel topped unit with Inset dual bowl sink with chrome mixer tap, range cooker with burner hob over, plumbing for a washing machine and space for a fridge freezer. There is also feature pendent lighting over the breakfast bar, ceiling spotlights, double glazed windows to the rear elevation. Radiator, open plan access into the dining room and access doors into the downstairs bathroom, spacious lounge and a rear door opening onto the back garden.

DINING ROOM

w: 3.45m x l: 3.2m (w: 11' 4" x l: 10' 6")

With a radiator, ceiling light point and a double glazed window to the front elevation.

LOUNGE

w: 6.3m x l: 3.18m (w: 20' 8" x l: 10' 5")

A wonderful 20ft lounge having a feature fireplace with with inset log burner. There are also two radiators, ceiling light points, large double glazed window to the front elevation and double doors opening into the:

CONSERVATORY

w: 3.84m x l: 2.62m (w: 12' 7" x l: 8' 7")

With a tiled floor and double glazed doors opening onto the delightful private rear garden.

BATHROOM

w: 2.82m x l: 2.36m (w: 9' 3" x l: 7' 9")

A recently upgraded timeless and stylish bathroom with three piece suite comprising a panelled bath with shower over, wash hand basin with chrome mixer tap and a Low flush WC. There is also a radiator, ceiling spotlights, tongue and groove panelling, double glazed window to the side elevation and a roof light bringing natural light into this large bathroom.

FIRST FLOOR LANDING

w: 5.03m x l: 2.31m (w: 16' 6" x l: 7' 7")

With a ceiling light point.

BEDROOM ONE

w: 6.32m x l: 3.18m (w: 20' 9" x l: 10' 5")

A wonderful light and spacious huge, master bedroom with a radiator, ceiling light point, three double glazed windows to the front, side and rear elevations that allow an abundant amount of light and access through into the:

BEDROOM TWO

w: 3.1m x l: 2.87m (w: 10' 2" x l: 9' 5")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM THREE

w: 3.1m x l: 2.79m (w: 10' 2" x l: 9' 2")

A third double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM FOUR

w: 2.62m x l: 1.93m (w: 8' 7" x l: 6' 4")

A fourth bedroom with fitted shelving unit, radiator, ceiling light point and a double glazed window to the front elevation.

BATHROOM

w: 1.91m x l: 1.63m (w: 6' 3" x l: 5' 4")

Another upgraded bathroom having a three piece suite comprising a corner shower enclosure with wall mounted internally plumbed shower, wash hand basin with chrome taps and a low flush WC. There is also a chrome heated towel rail, ceiling lighting, extractor fan, part tiled walls and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, this property stands on large corner plot with a low level boundary wall that opens onto a well proportioned block paved driveway that leads onto the integral storage garage. There is also a pebbled border, side access gate and a further double gated entry onto the rear garden. To the rear of the property the beautifully maintained garden spans across the whole width of the property and beyond with a landscaped lawn, mature plants shrubs and trees. There is also two garden sheds that will be included within the sale a hard standing pebbled area which is directly off the double gated alternative access which gives perfect flexibility to use as more driveway space formally used as a camper van storage space but is now currently being utilised as a wonderful seating area which proves to be a private sun trap to sit and enjoy those incoming pleasant evenings.

GARAGE

With up and over door which has been converted into a storage room & the other utilised into the bathroom space.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268

TENURE

The property is being sold as a freehold. With vacant possession on completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.









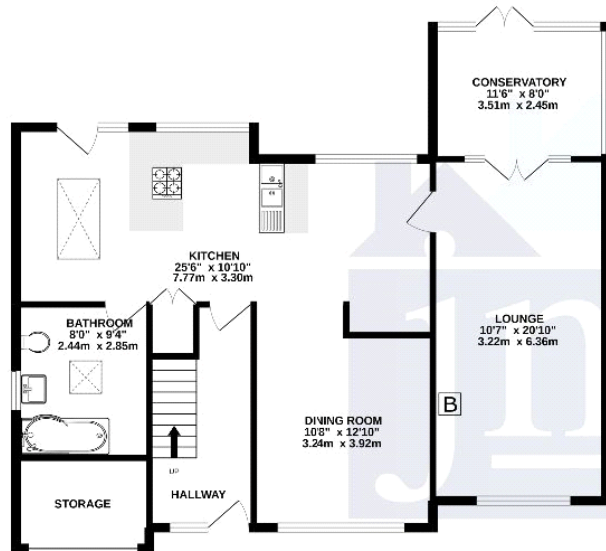




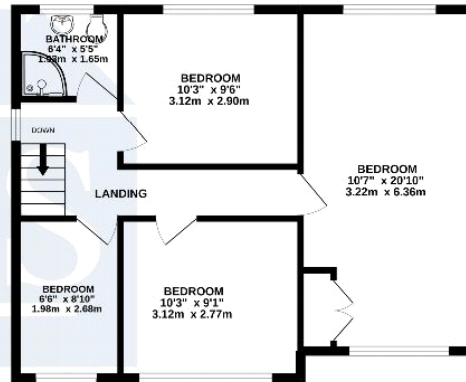




GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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