



**39 Lancaster Road, Hucknall, Nottingham,
Nottinghamshire NG15 6FN**

£189,995

Tel: 0115 9680268



- Three Generous Bedrooms
- Extremely Spacious Layout
- Secure Gated Drive & Garden
- Immaculately Maintained
- Modern Kitchen & Bathroom
- Viewing Highly Recommended

A three-bedroom mid terraced house occupying a pleasant position in the particularly quiet residential setting on Lancaster Road. Our clients have modernised and improved the house over the 40 years they have lived at this property, we are certain you will agree that the love they have for their home will really come across when booking your viewing as they have created a modern, spacious and contemporary property which would be ideal for a wide range of buyers.

The property has been continually maintained and improved to a meticulous standard over the owners time here with them recently upgrading the décor, also adding a sleek & stylish kitchen and easy on the eye recently upgraded contemporary bathroom, which will be a few of the many reasons in why we do not anticipate this property will be available for long.

The generous accommodation comprises a well-balanced entrance hall with access into the downstairs WC and a handy storage cupboard, large open plan lounge/diner with access into a neutral and stylish kitchen with an extensive range of fitted units and integrated appliances. The first-floor landing leads to three good sized bedrooms and a recently upgraded modern family bathroom.

The property is positioned in a popular residential location within close proximity to plenty of local amenities and popular well-regarded local schools. The property itself has a gravelled low maintenance front garden with a lovely selection of mature plants and shrubs, two secure lockable external storage rooms. To the rear garden there is double chunky wooden gates that open onto a block paved driveway that provides secure off-road parking. There is also two patio areas to sit out and enjoy the peaceful and private space that this has to offer and is again all softened with well stocked and established planted borders.

ENTRANCE HALL

w: 3.43m x l: 1.8m (w: 11' 3" x l: 5' 11")

A fine and spacious entrance hall which sets the tone for what's to come with a radiator, ceiling light point, hand storage cupboard, access into the downstairs WC, lounge diner and also stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.55m x l: 1.4m (w: 5' 1" x l: 4' 7")

With a low flush WC and a wash hand basin. There is also a ceiling light point and an obscure double glazed window to the front elevation.

LIVING / DINING AREA

w: 6.55m x l: 3.2m (w: 21' 6" x l: 10' 6")

A 21ft dual aspect, living and dining room seamlessly combined having an initial living area with a tasteful and modern feature fireplace with inset flame effect fire and the dining area toward the rear of the property so to speak with plenty of dining space. There is also two ceiling light points, two double glazed windows to the front & rear elevations and access door opening into the kitchen.

KITCHEN

w: 3.23m x l: 2.92m (w: 10' 7" x l: 9' 7")

A modern, easy on the eye kitchen fitted with a wealth of high gloss neutral wall cupboards, base units and drawers with wood effect working surfaces over. Inset sink with drainer and brushed chrome mixer tap. Integrated oven, four ring electric hob with wall mounted extractor hood with black glass splashback. There is space for a free standing fridge/freezer and plumbing for a washing machine. Finally there is a radiator, double glazed window and door opening onto the private rear garden.

FIRST FLOOR LANDING

w: 3.23m x l: 1.83m (w: 10' 7" x l: 6')

An open landing with a ceiling light point and a storage cupboard.

BEDROOM ONE

w: 4.01m x l: 3.15m (w: 13' 2" x l: 10' 4")

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

BEDROOM TWO

w: 3.23m x l: 2.95m (w: 10' 7" x l: 9' 8")

A second spacious bedroom having a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM THREE

w: 2.9m x l: 2.44m (w: 9' 6" x l: 8')

A generously proportioned third bedroom having a radiator, ceiling light point and a double glazed window to the front elevation.

FAMILY BATHROOM

w: 2.64m x l: 1.42m (w: 8' 8" x l: 4' 8")

A modern fresh, easy on the eye family bathroom with a three piece suite comprising a panelled bath with shower over, wash hand basin with chrome mixer tap and fitted storage beneath and a low flush WC with concealed cistern. There is also a chrome heated towel rail, ceiling spotlights, tiled splashbacks and an obscure double glazed window to the front elevation.

OUTSIDE

The property is positioned in a popular residential location within close proximity to plenty of local amenities and popular well-regarded local schools. The property itself has a gravelled low maintenance front garden with a lovely selection of mature plants and shrubs, two secure lockable external storage rooms. To the rear garden there is double chunky wooden gates that open onto a block paved driveway that provides secure off-road parking. There is also two patio areas to sit out and enjoy the peaceful and private space that this has to offer and is again all softened with well stocked and established planted borders.

VIEWING INFORMATION

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

TENURE

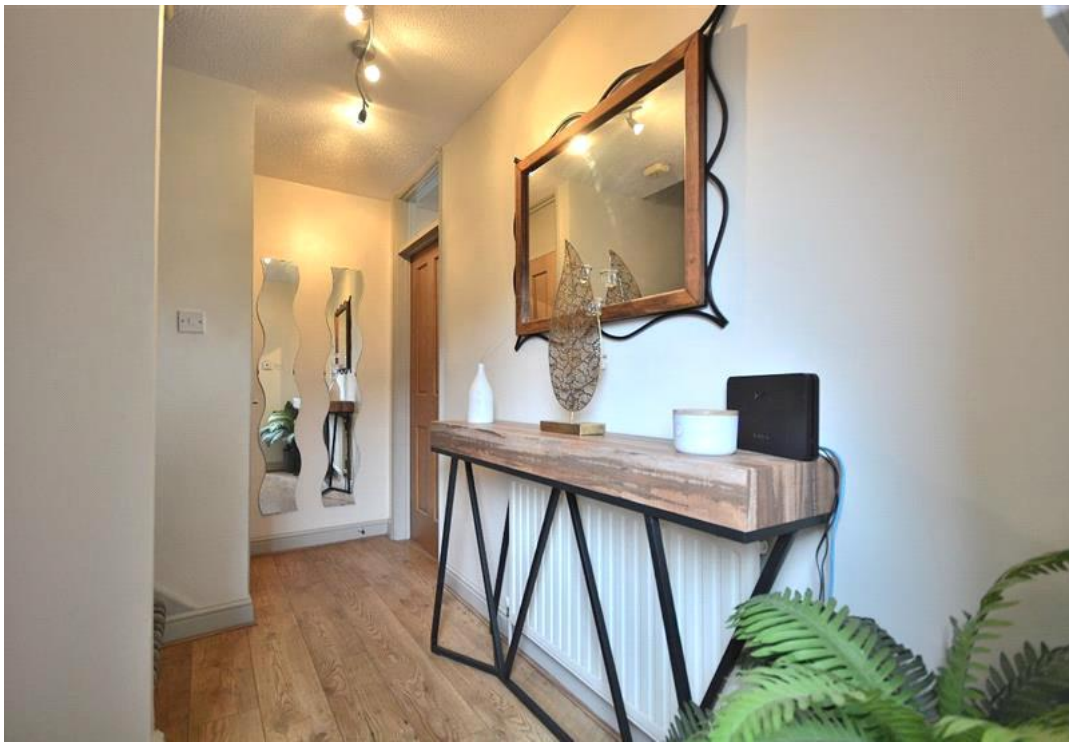
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

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 any 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.







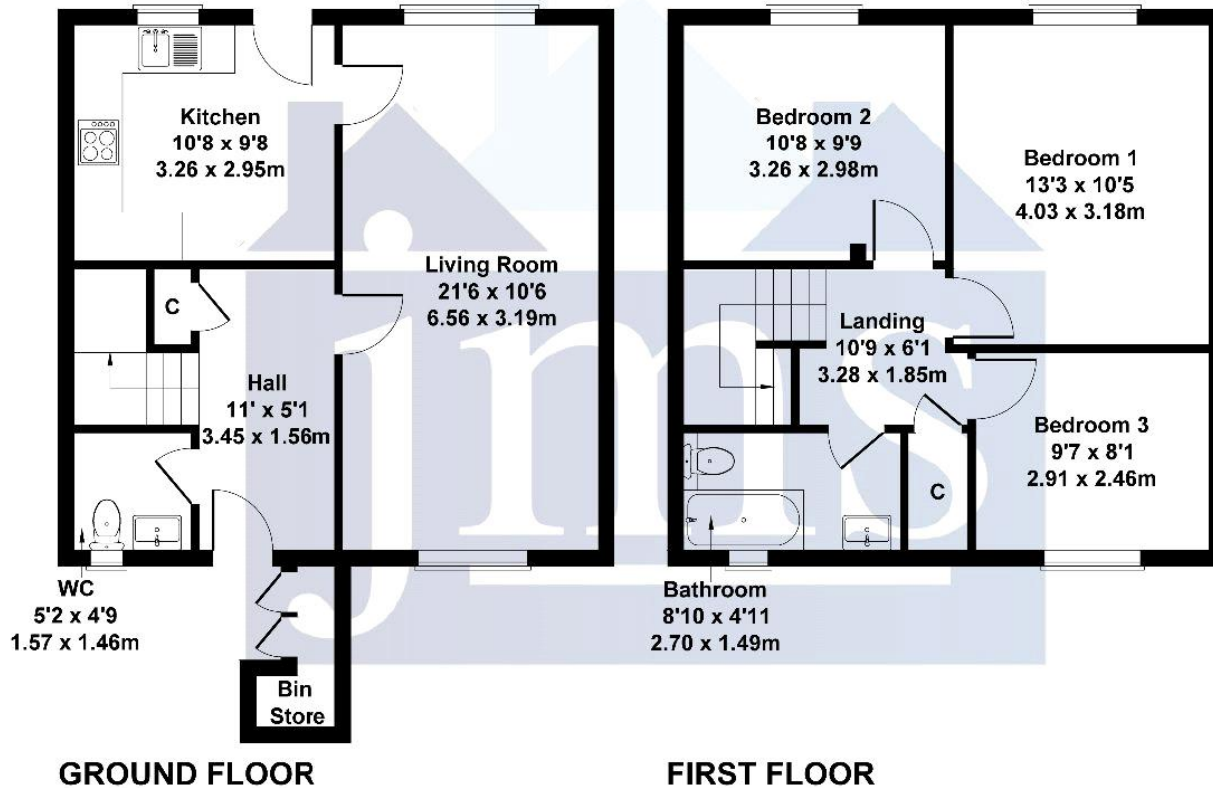






Lancaster Road, Hucknall, Nottingham, NG15 6FN

Approximate Gross Internal Area
926 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(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.

Viewing by appointment only
JMS Sales & Lettings
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

