



**22 Main Street, Papplewick, Nottingham,
Nottinghamshire NG15 8FD**

Offers Over £325,000

Tel: 0115 9680268



- Viewing Highly Recommended
- Extremely Popular Location
- Bay Fronted Living Room
- Three Bedrooms
- Large Drive & Large Rear Garden
- Spacious Semi Detached

A three-bedroom traditional semi-detached bay fronted family home standing proudly set well back from Main Street in the ever popular and highly sought after village of Papplewick. The current owner has recently had all elevations of the exterior re-pointed, alongside a brand-new Bosch combi boiler fitted in October 2024 with ten-year warranty. The location is also particularly worth a mention being located within walking distance to well regarded local pubs and many country walks.

The generous accommodation comprises an initial entrance hall with access into a lovely light and airy bay fronted lounge with central feature open fireplace. Well worked open plan dining kitchen with a farmhouse style feel and a handy utility room. To the first-floor landing there are three bedrooms including a 16ft master and a well-appointed neutral family bathroom.

Externally, the property comes located on an excellent and generously proportioned plot being split evenly from front to rear having a low-level front wall with opening providing access onto a gravelled driveway that provides off road parking for at least two cars. Small selection of steps rising toward the property itself with raised planter softening the front perfectly. To the rear of the property there is an excellent sized rear garden which is both well maintained and established having an initial decked patio area, easily manageable lawn and a garden shed which are all privately and securely enclosed by fenced boundaries to all sides.

ENTRANCE HALL

w: 2.11m x l: 1.65m (w: 6' 11" x l: 5' 5")

With a ceiling light point, tiled floor and stairs rising to the first floor landing.

LOUNGE

w: 4.93m x l: 3.78m (w: 16' 2" x l: 12' 5")

A wonderful naturally light bay fronted lounge with a central focal point of a feature fireplace incorporating an open fire. There is also a radiator, new carpet and double glazed bay window to the front elevation.

OPEN PLAN DINING KITCHEN

w: 4.34m x l: 3.23m (w: 14' 3" x l: 10' 7")

A well worked kitchen with ample room for dining having a range of shaker style with wall cupboards, base units and drawers with granite effect working surfaces over. Inset sink with drainer and mixer tap. Space for a range cooker, wall mounted extractor hood over. There is a radiator, ceiling spotlights and double glazed French doors opening onto the beautiful rear garden.

UTILITY

w: 2.06m x l: 1.8m (w: 6' 9" x l: 5' 11")

A handy utility room with a fitted base units with working surface and plumbing for a washing machine. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

FIRST FLOOR LANDING

With a ceiling light point and a loft hatch.

BEDROOM ONE

w: 4.93m x l: 3.3m (w: 16' 2" x l: 10' 10")

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

BEDROOM TWO

w: 2.79m x l: 2.31m (w: 9' 2" x l: 7' 7")

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

BEDROOM THREE

w: 2.39m x l: 1.96m (w: 7' 10" x l: 6' 5")

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

FAMILY BATHROOM

w: 2.79m x l: 1.85m (w: 9' 2" x l: 6' 1")

With a three piece suite comprising a panelled bath with internally plumbed shower over, wash hand basin inset onto a vanity unit with chrome mixer tap and low flush WC with concealed cistern. There is also a chrome heated towel radiator, ceiling spotlights and an LED wall mounted mirror. There is also majority tiled walls and an obscure double glazed window to the side elevation.

OUTSIDE

Externally, the property comes located on an excellent and generously proportioned plot being split evenly from front to rear having a low level front wall with opening providing access onto a gravelled driveway that provides off road parking for at least two cars. Small selection of steps rising toward the property itself with raised planter softening the front perfectly. To the rear of the property there is an excellent sized rear garden which is both well maintained and established having an initial decked patio area, easily manageable lawn and a garden shed which are all privately and securely enclosed by fenced boundaries to all sides.

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.



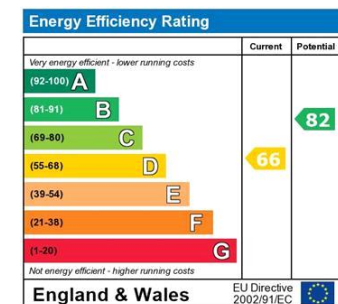
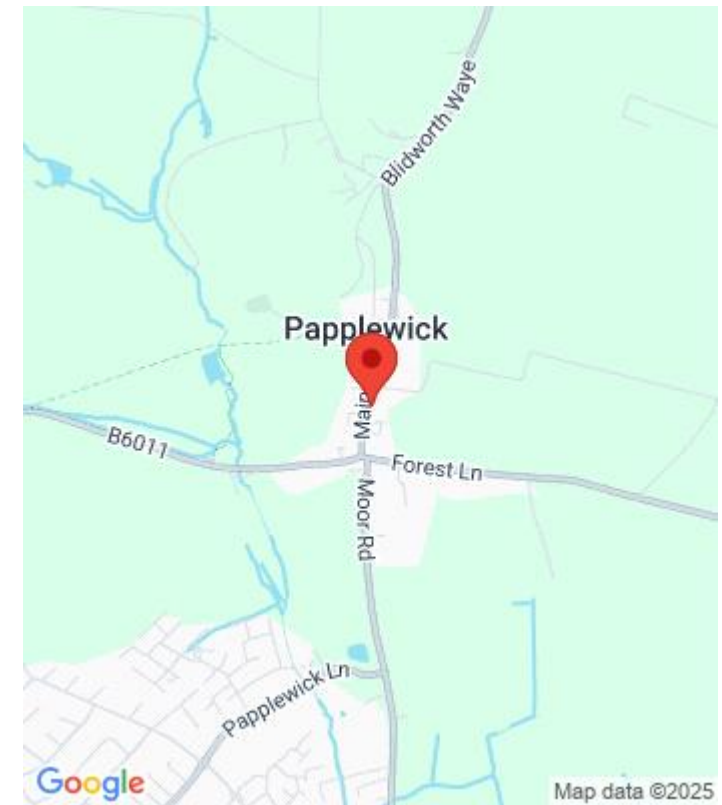












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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