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ESTATE AGENTS

£190,000

Lacey Avenue, Hucknall, Nottingham,

Welcome to **BuckleyBrown**, where every home  
is carefully presented, so you can explore  
with clarity and confidence.

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GUIDE PRICE £195,000 - £205,000

"Wow, I absolutely love this home. It's one of those properties that just feels right the moment you see it. This beautiful two-bedroom terrace is ready to move straight into, and I can genuinely picture someone making so many happy memories here. It's warm,

- Courtney, Valuer



## THE IDEAL FIRST STEP ONTO THE PROPERTY LADDER

*Perfectly suited to first-time buyers, young couples or growing families, this beautifully presented two-bedroom terraced home offers the ideal blend of comfort, practicality and style.*

With well-proportioned living spaces, a welcoming atmosphere and everything needed for modern day-to-day living, it's a home where you can simply unpack, settle in and enjoy making memories from day one.



## THE FINER DETAILS

*Stepping inside, you're welcomed into a bright and spacious open-plan ground floor that's perfectly designed for modern living.*

The inviting living area enjoys a beautiful bay-fronted window, creating a light-filled space to relax, while the fully fitted kitchen offers ample storage and workspace. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces—ideal for entertaining or enjoying family time.

Upstairs, the property offers two well-proportioned bedrooms, providing comfortable accommodation for couples, young families or those working from home. Completing the first floor is a stylish, neutral three-piece family bathroom, finished to a modern standard.

Externally, the property benefits from an attractive front garden with a well-maintained lawn, creating an appealing first impression. To the rear, the recently landscaped garden has been thoughtfully designed to offer a fantastic outdoor space, featuring a neatly kept lawn, paved seating areas and decorative gravel planters, making it perfect for relaxing or entertaining throughout the warmer months. Not to mention there is also an allocated garage to the rear.





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## LIFE IN HUCKNALL

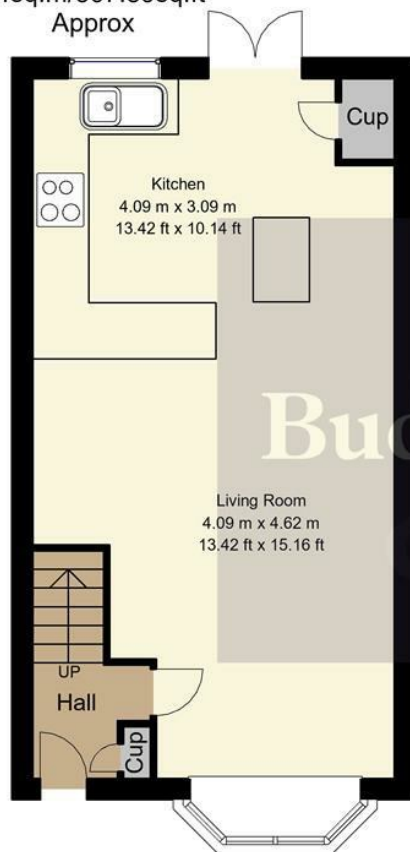
***Hucknall is a thriving Nottinghamshire market town that perfectly combines excellent amenities with a strong sense of community.***

Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants and leisure facilities, while the town centre provides everything needed for day-to-day living. Families are well served by a choice of well-regarded schools, parks and recreational spaces, making Hucknall a popular destination for first-time buyers and growing families alike.

One of Hucknall's biggest attractions is its outstanding connectivity. The town benefits from regular rail services to Nottingham, Mansfield and Worksop, as well as the Nottingham Express Transit (NET) tram network, providing convenient access into Nottingham city centre. Excellent road links via the A611, A60 and nearby M1 motorway also make commuting straightforward, while nearby countryside, including Bestwood Country Park and Newstead Abbey, offers plenty of opportunities to enjoy the outdoors.



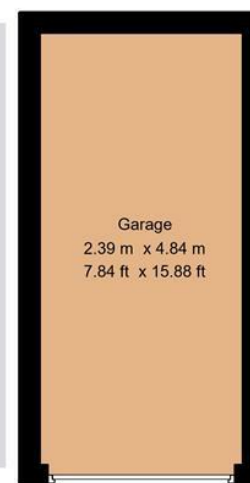
Ground Floor  
34sq.m/367.89sq.ft  
Approx



Ground Floor  
34sq.m/367.89sq.ft  
Approx



Garage  
13sq.m/142.15sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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## Key Features

Open plan ground floor layout

French doors opening to the rear garden

Two generous sized bedrooms

Neutral three piece family bathroom

Garage located to the rear of the property

Excellent opportunity for first time buyers

New carpets have been laid throughout

Size approximately 734 sq.ft

EPC Rating C

Council tax band A

These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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exceptional representation.

Let's Chat.

01623 633633

[mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk)  
[buckleybrown.co.uk](https://buckleybrown.co.uk)

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