



Ladcroft Avenue, Hucknall
Nottingham, NG15 7FJ

 **NEWTON
FALLOWELL**

Ladycroft Avenue, Hucknall Nottingham, NG15 7FJ £179,950 Freehold

****Three-bedroom/three-storey end-of-terrace family home with character! The bay-fronted lounge, separate dining room (currently used as a second reception room), second dining room in the extension, galley kitchen and utility making this the perfect home for big families. OFFERED FOR SALE WITH NO UPWARD CHAIN****

VIEWINGS ARE ENCOURAGED to fully appreciate how much space this property has to offer growing families.

Accommodation comprises of the following: Side entrance hall with stairs rising, bay fronted lounge to the front elevation, dining room (currently used as a second reception room), kitchen filled with a variety of wall and base units, utility area, and dining area which has so so many uses.

First floor: Landing, two bedrooms and a family bathroom.

Second floor: Bedroom which you can make your own (this is a double bedroom).

Externally: Low maintenance frontage with on road parking, side access, and a rear enclosed garden which has a paved patio area and laid to lawn. The garden shed is included within the sale of this property.



Kitchen

9'11" x 6'11" (3.036m x 2.117m)

Lounge

12'7" reducing to 11'4" x 14'4" (3.838m reducing to 3.477m x 4.394m)

Reception Room

12'6" x 12'6" reducing to 10'11" (3.832m x 3.826m reducing to 3.334m)

Utility Room

10'10" x 6'9" (3.318m x 2.059m)

Dining Room

7'5" x 3'11" (2.265m x 1.198m)

Bedroom 1

13'7" x 11'11" (4.152m x 3.647m)

Bedroom 2

11'5" reducing to 10'10" x 9'7" (3.485m reducing to 3.323m x 2.923m)

Bedroom 3

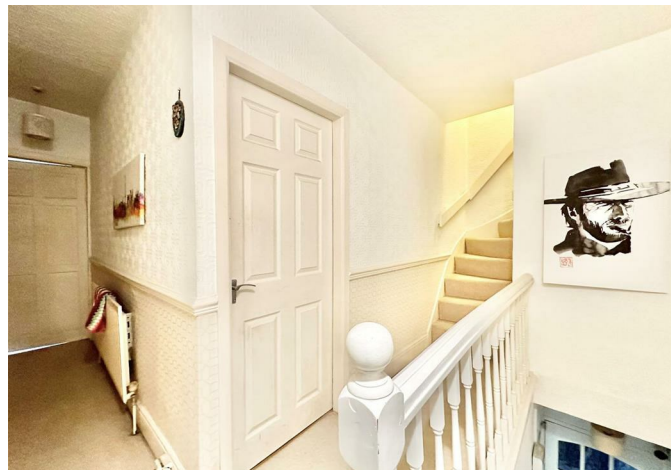
15'11" x 11'5" increasing to 14'4" (4.852m x 3.481m increasing to 4.372m)


Landing

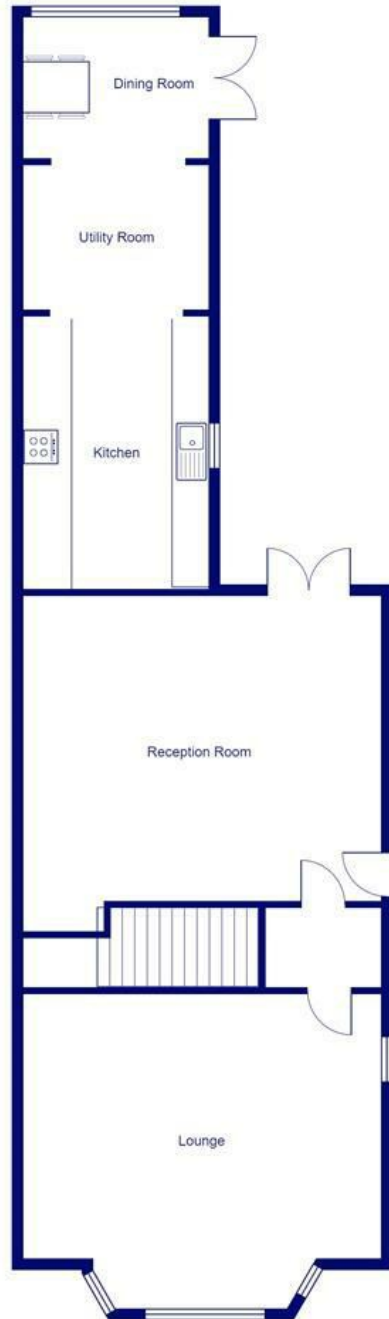
10'2" x 2'6" (3.101m x 0.787m)



- Three bedroomed/three storey bay fronted property
- Three reception rooms
- Rear garden and paved patio
- GCH system
- Close to local amenities-6.5 miles into Nottingham
- A great location...will sell fast!
- NO UPWARD CHAIN
- Home with character!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



COUNCIL TAX INFORMATION:

Local Authority: Ashfield District Council
Council Tax Band: A

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