

31 Little Lane, Nottingham, Nottinghamshire NG16 2PE



£129,950

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Margi Willis Estates are delighted to offer to the market this character cottage set in this popular location close to shops, bars and local amenities. The accommodation in brief comprises: Lounge with feature inglenook fireplace, kitchen, utility room and bathroom to the ground floor whilst to the first floor there are two bedrooms, Outside there is a small forecourt to the front and an enclosed garden at the rear, internal viewing is essential.

Lounge

11'4" x 10'7" (3.45m x 3.23m)

With feature inglenook fireplace with working open fire, radiator, double glazed window and door to the front elevation, laminate flooring.

Kitchen

9'8" x 9'6" (2.95m x 2.90m)

Comprising a range of wall, base and drawer units incorporating roll edged working surfaces over, stainless steel sink unit with mixer tap over and tiled splash backs, space for cooker, under stairs storage cupboard, double glazed window to the rear elevation, stairs leading to the first floor landing.

Lobby

Double glazed entrance door leading to the rear garden.

Utility Room

10'6" x 5'4" (3.20m x 1.63m)

With plumbing for automatic washing machine, tiling to the floor, double glazed french doors to the rear elevation.

Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with electric shower over, tiling to the walls and floor, radiator, double glazed window to the rear elevation.

Bedroom One

12'7" x 10'7" (3.84m x 3.23m)

With laminate floor covering, radiator, double glazed window to the front elevation.

Bedroom Two

9'7" x 9'3" (2.92m x 2.82m)

With laminate floor covering, radiator, double glazed window to the rear elevation.

Outside

To the front of the property there is a small forecourt and at the rear there is an enclosed lawned garden with tree slide and paved patio area.

Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.



Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 