

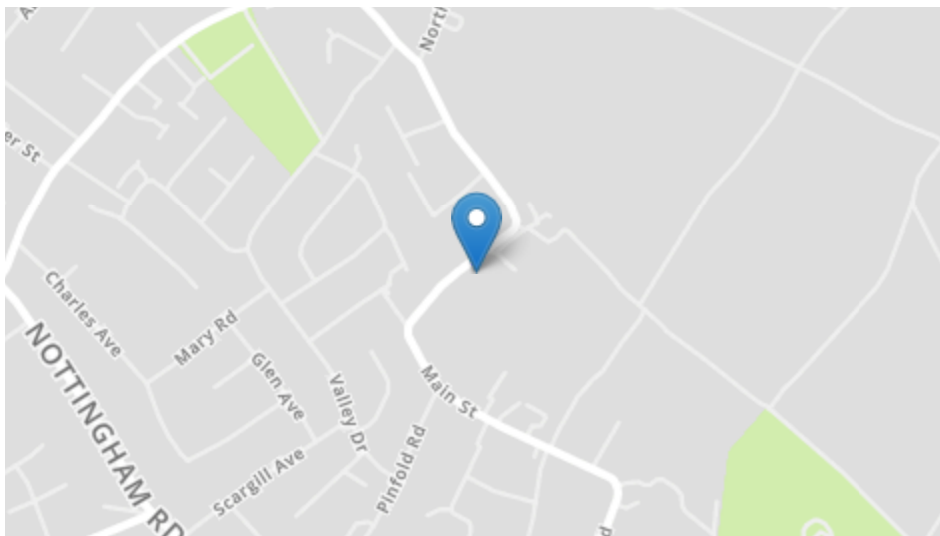
Main Street, Newthorpe, NG16 2DH

£260,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- Generous Lounge Diner
- Modern Breakfast Kitchen
- Driveway & Garage
- Semi Rural Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 23145530

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days





\*\*\* TURN THE KEY OF YOUR FOREVER HOME \*\*\* All the hard work has been done in this detached bungalow in Newthorpe, making it a rare opportunity to move straight in with no hassle. With great parking, generous living space and 2 DOUBLE bedrooms, this really is an excellent opportunity. In brief, the accommodation comprises: porch, entrance hall, lounge diner, superb modern breakfast kitchen and shower room. Outside, the rear garden is a particularly good feature of this home, offering a high level of privacy and not too much maintenance. A driveway to the front and side, along with a garage, provide good off street parking. This popular location enjoys easy access to a wide range of amenities and transport links. Without little to do except unpack and enjoy, we believe the first to view will buy! Call us now to arrange a viewing.

### Porch

Composite entrance door to the side, door to the entrance hall.

### Entrance Hall

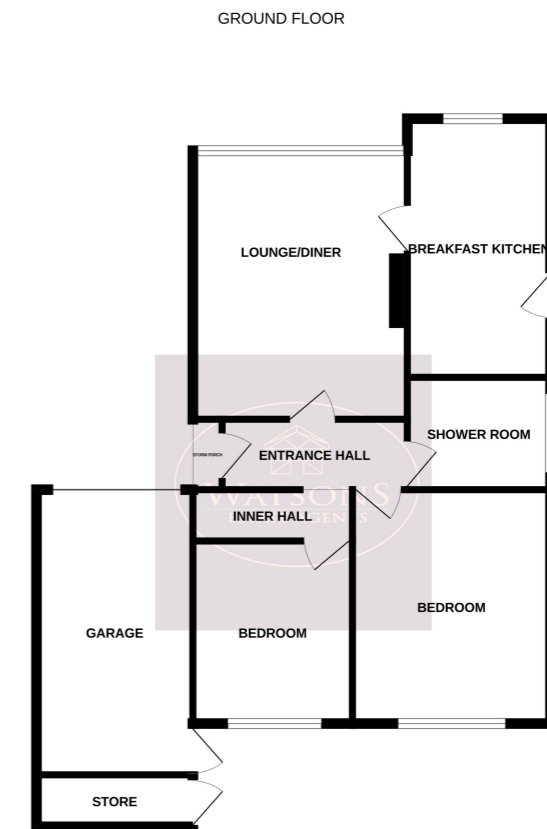
Solid oak doors to the lounge diner, both bedrooms and shower room, Karndean flooring, radiator and ceiling spotlights.

### Lounge Diner

4.53m (5.09m max) x 3.63m (14' 10" x 11' 11") UPVC double glazed window to the front, radiator and solid oak door to the breakfast kitchen.

### Breakfast Kitchen

4.4m x 2.4m (14' 5" x 7' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven, gas hob with extractor over, fridge freezer, washing machine & dishwasher. Ceiling spotlights, radiator and door to the side leading to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Bedroom 1

3.93m x 3.42m (12' 11" x 11' 3") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.07m x 2.72m (10' 1" x 8' 11") UPVC double glazed window to the rear and radiator.

### Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Ceiling spotlights, extractor fan, chrome heated towel rail and obscured uPVC double glazed window to the side.

### Outside

To the front of the property, a block paved driveway provides ample off road parking leading to the detached single garage with up & over door and power. The low maintenance rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, as well as the cutest summer house. There is access to the garage & a useful store adjoined to it's rear and the garden is enclosed by timber fencing to the perimeter, with gated access to the side.