

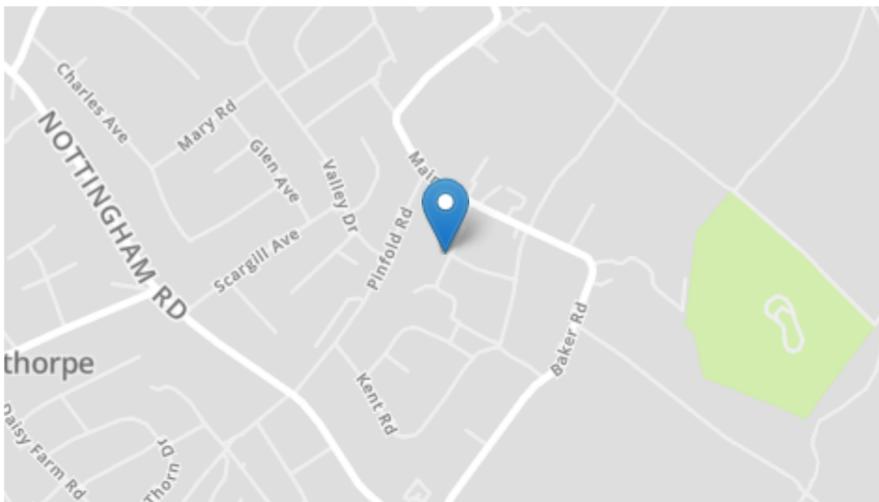
Baldwin Street, Newthorpe, NG16 2DS

Offers Over £220,000

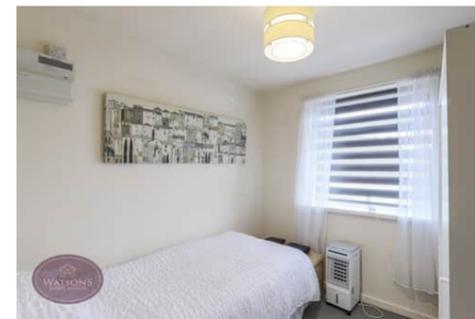


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			84
		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Conservatory
- Three Piece Shower Room
- Low Maintenance Rear Garden
- Detached Garage & Driveway
- Close To Amenities
- Great Road & Transport Links (M1)

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 - 29991273

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



***** YOUR FOREVER HOME IS ONLY ONE VIEWING AWAY ***** This very modern 2 bedroom detached bungalow has undergone a no expense spared upgrade and is ready to move into, perfect for those who are looking for a hassle free property to move straight into! Step inside this beautiful home and you will find a light and airy living space with a very cozy and homely feel which comprises of an entrance hallway, recently fitted sage green kitchen, living room opening onto a recently constructed conservatory, 2 bedrooms and a modern shower room. Outside the bungalow boasts a private driveway which leads to a detached garage and a private and enclosed garden to the rear. Located in a private, tucked away cul-de-sac position this property is ideal for many nearby amenities such as shops, public transport and only a short drive for open countryside! We highly recommend an internal inspection of this wonderful home call our sales team today to book your viewing!

Ground Floor

Kitchen

4.42m x 2.13m (14' 6" x 7' 0") UPVC entrance door, a range of matching wall and base units with worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including electric oven, induction hob with extractor over and plumbing for washing machine. Wall mounted electric heater, laminate wood flooring, pantry cupboard, uPVC double glazed windows to the side and rear and open access to inner hall.

Inner Hall

Doors to lounge, both bedrooms, shower room and storage cupboard.

Lounge

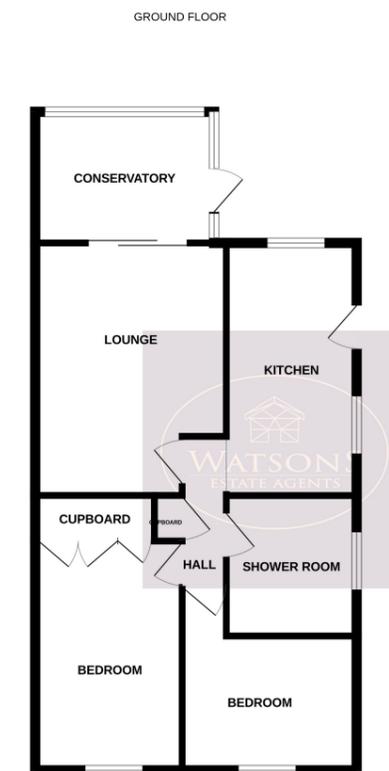
4.37m x 3.18m (14' 4" x 10' 5") Sliding patio doors to the conservatory, laminate wood flooring and wall mounted electric heater.

Conservatory

UPVC double glazed window to the rear, laminate wood flooring and uPVC door to the rear garden.

Bedroom 1

3.76m x 2.84m (12' 4" x 9' 4") UPVC double glazed windows to the front, airing cupboard housing hot water tank and wall mounted electric heater.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix (2020)

Bedroom 2

2.51m x 2.36m (8' 3" x 7' 9") UPVC double glazed window to the front and wall mounted electric heater.

Shower Room

White three piece suite comprising of wc, vanity sink and electric fed cubicle shower. Obscured uPVC double glazed window to the side and extractor fan.

Garage

Detached single garage with up and over doors.

Outside

To the front of the property is a paved driveway leading to timber gates giving access to the entrance door, rear garden and garage and to the side of the driveway is a two tier gravel flower bed with stone edging. The rear garden features a paved patio area leading to a turfed lawn, and gravelled area palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; there is no gas to the property, the heating is supplied via wall mounted electrical wall panel heater.