

Lindley Street, Newthorpe.

£190,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom semi detached home in the much sought after village of Newthorpe. We recommend an early internal inspection to avoid disappointment.

The accommodation comprises of hallway, lounge, kitchen, downstairs shower room and conservatory to the ground floor. There are three bedrooms and the family bathroom to the first floor. Outside, there is off-road parking to the front, with the rear garden having a paved patio and lawn area. Ideal as a first home, viewing is highly recommended to appreciate the accommodation on offer.

FEATURES

- Semi Detached Home
- Three Bedrooms
- Driveway Parking
- Rear Garden
- Perfect For Access to M1 & Nottingham
- Enquire Now!



ROOM DESCRIPTIONS

Entrance Hallway

Front door to the hallway. Tiled floor. Stairs to the first floor.

Living Room

4.11m x 3.77m (13' 6" x 12' 4") Bay window to the front. Tiled flooring. Spotlights.

Kitchen

3.84m x 2.60m (12' 7" x 8' 6") Fitted with an attractive range of units. Work surface with splash back. Electric oven and hob. Sink with mixer tap. Plumbing for washing machine. Tiled flooring. Breakfast bar. Window to the rear.

Rear Hallway

Door to the conservatory.

Shower Room

1.66m x 1.35m (5' 5" x 4' 5") Shower cubicle with electric shower. Low level W.C. Window to the side.

Conservatory

2.22m x 1.72m (7' 3" x 5' 8") UPVC double glazed construction. Double glazed French Doors to the rear garden.

First Floor

Landing

Window to the side. Loft access. Spotlights.

Bedroom One

2.96m x 2.87m (9' 9" x 9' 5") Window to the front.

Bedroom Two

3.32m x 2.46m (10' 11" x 8' 1") Window to the rear.

Bedroom Three

2.78m x 2.27m (9' 1" x 7' 5") Window to the rear.

Bathroom

1.94m x 1.65m (6' 4" x 5' 5") Panelled bath with electric shower over. Vanity unit and wash hand basin. Low level W.C. Window to the side. Heated towel rail.

Outside

The front garden is mainly used for off-road parking. The rear garden has a paved patio area, but is mainly laid to lawn with fencing to the boundaries.

Council Tax

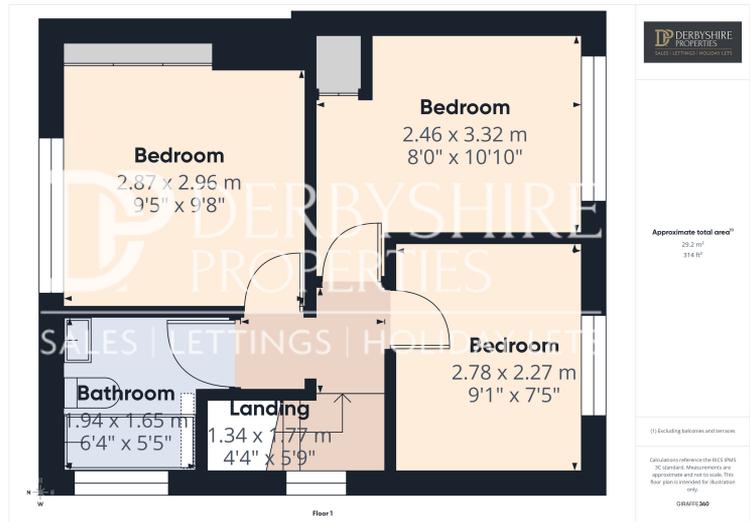
We understand that the property currently falls within council tax band A, with Broxtowe Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(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		EU Directive 2002/91/EC	