

Newthorpe Common, Newthorpe, NG16 2EH

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	75
(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	



Our Seller says....

- Semi Detached Home
- Two Bedrooms
- Open Plan Lounge & Dining Room
- Fitted Kitchen
- Conservatory
- Four Piece Bathroom Suite
- Generous Enclosed Rear Garden
- Off Road Parking To The Front
- Great Road & Transport Links (M1 & A610)
- Close To Amenities

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 - 29946057

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



\*\*\* A LOVELY HOME WITH A GENEROUS GARDEN, IDEAL FOR FIRST TIME BUYERS! \*\*\* This semi-detached home offers well-proportioned accommodation and a generous rear garden, making it a fantastic opportunity for first time buyers or those looking to step onto the property ladder. The property is conveniently located close to local amenities and benefits from excellent road and transport links including the A610 and M1, making it ideal for commuters. The accommodation comprises a spacious open plan lounge and dining room with feature fireplace and stairs rising to the first floor, providing a bright and versatile living space. The fitted kitchen offers a range of units with space for appliances and leads through to a conservatory, which overlooks the rear garden and provides an additional reception area that can be enjoyed all year round. To the first floor there are two bedrooms along with a well-appointed four piece bathroom suite, fitted with both a bath and separate shower cubicle, offering practicality for everyday living. Externally, the property enjoys a generous enclosed rear garden featuring a patio seating area, lawns, established plants and shrubs, as well as useful storage sheds, creating a fantastic outdoor space with plenty of room to relax or entertain. To the front there is off road parking for added convenience. Offering good living space, a generous garden and a well-connected location, this property is an excellent choice for buyers looking for a comfortable home with plenty of outdoor space. Contact our team today to arrange your viewing. 0115 938 5577 (Option 2)

## Ground Floor

### Open Plan Lounge & Dining Room

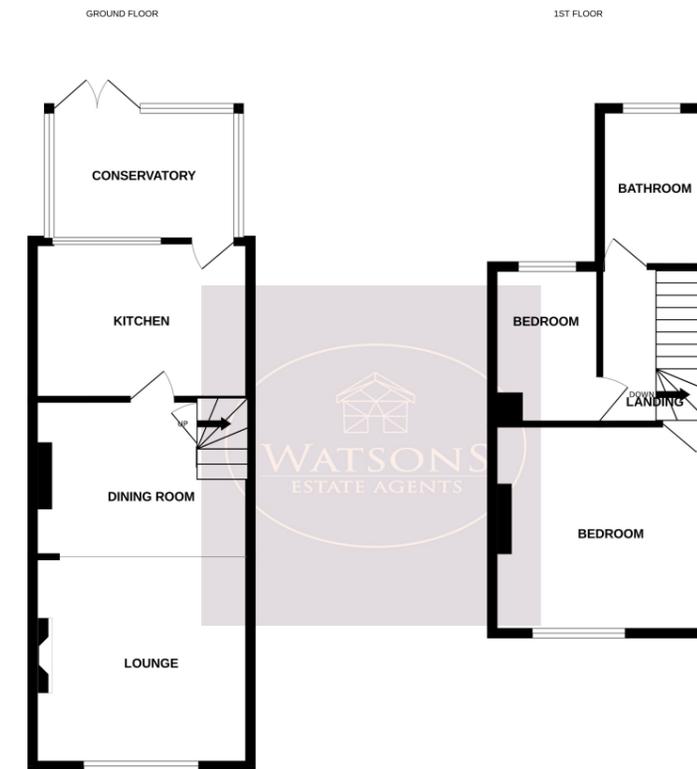
6.30m x 3.73m (20' 8" x 12' 3") UPVC double glazed window to the front, two radiators, feature fireplace with inset gas fire, stairs to first floor and door to kitchen.

### Kitchen

2.63m x 2.62m (8' 8" x 8' 7") A range of wall and base units with worksurfaces incorporating a Belfast sink & drainer unit. Space for appliances, including cooker, fridge freezer and plumbing for washing machine. Partially tiled walls, tiled flooring, ceiling spotlights, wall mounted boiler, radiator, uPVC double glazed window to the conservatory and door to the conservatory.

### Conservatory

3.01m x 2.18m (9' 11" x 7' 2") Obscured uPVC double glazed windows to the side, uPVC double glazed windows to the front, laminated wood flooring, and French doors to the rear garden.



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 Metagix 12/2020

## First Floor

### Bedroom 1

3.72m x 3.58m (12' 2" x 11' 9") UPVC double glazed window to the front, built in storage and radiator.

### Bedroom 2

2.54m x 1.85m (8' 4" x 6' 1") UPVC double glazed window to the rear, laminate wood flooring and pipework for radiator.

### Bathroom

2.74m x 1.75m (9' 0" x 5' 9") White four piece suite comprising wc, wall mounted sink and panel bath with mains fed shower over and mains fed cubicle shower. UPVC double glazed window to the rear, tiled flooring.

### Outside

To the front of the property paved off road parking area with stone path leading to the shared alleyway giving access to the entrance door and timber gate to rear. Paved patio area with timber flower bed borders with a range of plants and shrubbery, turfed lawn, timber shed, brick build shed, and second turfed lawn with well established trees, plants and shrubbery, the garden is palisaded by timber fencing and well established hedges.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen it is three years old and was last serviced in July 2025. The pathway to the side of the house is shared.