

Newthorpe Common, Newthorpe, NG16 2AW

£280,000



Newthorpe Common, Newthorpe, NG16 2AW

£280,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	78
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Bungalow
- 3 Bedrooms
- Spacious Dining Lounge
- Fitted Kitchen
- Four Piece Bathroom Suite
- Generous South East Facing Enclosed Garden
- Detached Garage & Store Room
- Ample Private Off Road Parking
- Great Road & Traffic Links (M1)
- Great Potential For Further Extension (STNPP)

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 - 29257805

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



*** WANTING TO MAKE YOUR FOREVER HOME YOURS? *** Well you can with this charming traditional 3 bedroom detached bungalow as it requires modernisation and updating and is perfect for you to put your own stamp on it! Offered with NO CHAIN the bungalow offers great potential for further extending (subject to necessary planning permissions) and currently comprises an entrance hall, lounge/dining room, 3 bedrooms, bathroom and a kitchen/breakfast room. Outside the property occupies a generous plot with a SOUTH EAST facing garden and ample private parking. Located in an established and well regarded area of Newthorpe with public transport and road links to many great amenities. You will only see all of the fantastic potential that this great property has to offer if you call us now and book your viewing!

Ground Floor

Entrance Hall

UPVC entrance door, radiator and doors to all bedrooms, lounge, breakfast kitchen and bathroom.

Dining Lounge

7.23m x 3.65m (23' 9" x 12' 0") UPVC double glazed window to the rear and side, feature fireplaces with an inset electric fire and radiator.

Breakfast Kitchen

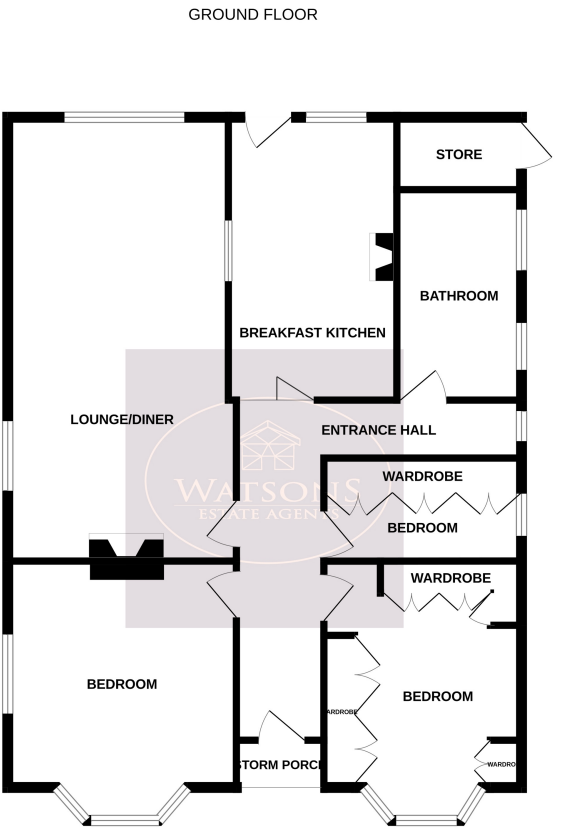
4.38m x 2.75m (14' 4" x 9' 0") A range of matching wall and base units with worksurfaces incorporating stainless sink and drainer unit. Plumbing for washing machine, extractor fan, bi fold door to the entrance hall, fitted storage cupboards, uPVC double glazed window to the rear, and door to the rear garden.

Bedroom 1

4.28m x 3.78m (14' 1" x 12' 5") UPVC double glazed bay window to the front , uPVC double glazed window to the side and radiator.

Bedroom 2

4.11m x 3.70m (13' 6" x 12' 2") UPVC double glazed bay window to the front, three fitted wardrobes.



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 quality or efficiency can be given.
Made with Metropix 12/25

Bedroom 3

3.19m x 1.68m (10' 6" x 5' 6") UPVC double glazed window to the side, fitted wardrobe and radiator.

Bathroom

Four piece suite comprising of wc, vanity sink with storage under, panel bath with shower over and bidet. Two obscured uPVC double glazed windows to the side, access to the attic and radiator.

Store Room

2.06m x 1.06m (6' 9" x 3' 6")

Garage

Detached single garage with double doors.

Outside

The front of the property features an iron gated entrance leading to an expansive driveway extending down to the detached garage, to the side is a turfed lawn with flower beds and well established plants and shrubbery and is enclosed by a brick wall. The rear garden has a paved patio seating area, giving access to the store room, as well as leading to an expansive turfed lawn, with flower bed borders and well established plants and shrubbery and is enclosed by timber fencing.