

West End, Pinxton, Nottingham, Derbyshire. NG16 6NN

£239,950 Freehold

FOR SALE



**DERBYSHIRE**  
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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer 'For Sale' this modern three bedroom home in Pinxton. Perfectly situated for access to A38 & M1 road links, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, WC, Lounge & Dining Kitchen to the ground floor with three Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home offers driveway parking for several vehicles to the rear elevation with gated access to private rear garden which consists of large entertaining patio and lawn space forming the ideal area to host or relax. There are hardstanding spaces for garden shed/storage to either side of the property whilst the front entrance is privatised by mature shrubbery.

## FEATURES

- No Upward Chain
- Detached Home
- Ideal First Home
- Perfect For Young Families
- Perfect For Access to A38 & M1
- Driveway Parking
- Private Rear Garden



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to front elevation with mini wall mounted radiator, wood effect flooring and doorways to;

### Downstairs WC

### Kitchen

5.81m x 2.56m (19' 1" x 8' 5") Featuring a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Oven, gas hob with accompanying extractor hood, fridge, freezer and stainless steel inset sink. The space enjoys a dual aspect with double glazed window front elevation and double glazed French doors opening to the rear patio. Wood effect flooring features throughout whilst wall mounted radiator is situated in the dining area.

### Living Room

4.16m x 3.43m (13' 8" x 11' 3") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. Fitted cupboard provides valuable storage capacity whilst raised hearth in decorative surround also features.

### First Floor

### Landing

### Bedroom One

3.39m x 2.87m (11' 1" x 9' 5") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

### En-Suite

1.90m x 1.18m (6' 3" x 3' 10") A tiled three piece suite including; Double walk-in shower, vanity handwash basin and low level WC. Wall mounted heated towel rail, obscured double glazed window to side elevation and ceiling fitted extractor unit complete the space.

### Bedroom Two

2.92m x 2.57m (9' 7" x 8' 5") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

2.73m x 2.56m (8' 11" x 8' 5") With double glazed window and countryside views to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

3.39m x 0.81m (11' 1" x 2' 8") A tiled three piece suite including; Panelled bath, pedestal handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to front elevation completes the space whilst full width over stairs cupboard provides a seriously impressive amount of storage capacity.

### Outside

Externally, the home offers driveway parking for several vehicles to the rear elevation with gated access to private rear garden which consists of large entertaining patio and lawn space forming the ideal area to host or relax. There are hardstanding spaces for garden shed/storage to either side of the property whilst the front entrance is privatised by mature shrubbery.

### Council Tax

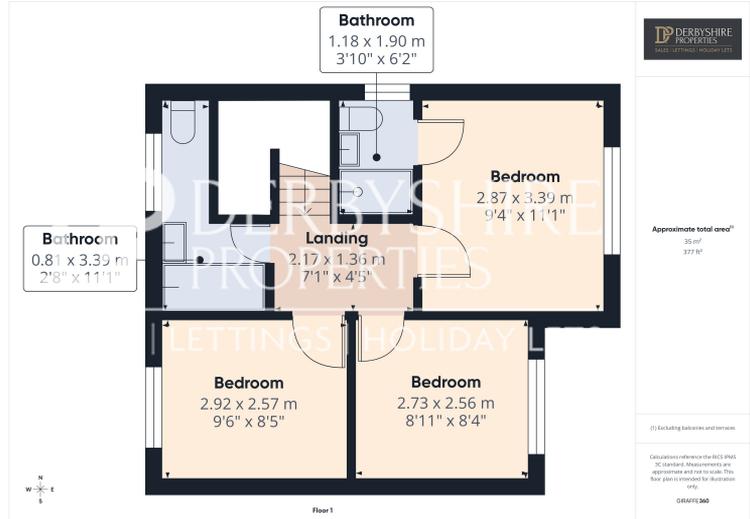
We understand that the property currently falls within council tax band C, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### 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



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	