

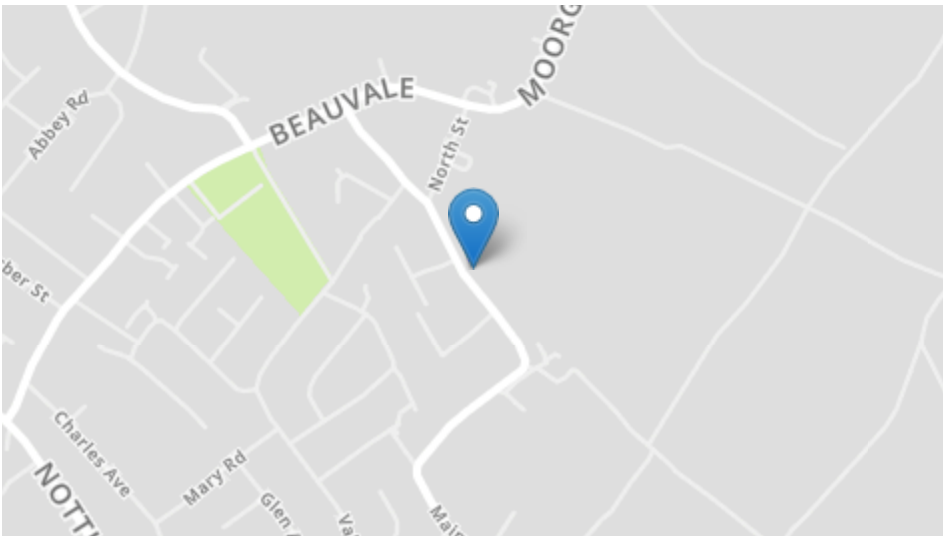
Main Street, Newthorpe, NG16 2EU

£425,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England, Scotland & Wales		
	68	83
	EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- En Suite to Primary Bedroom
- 2 Reception Rooms
- Open Plan Dining Kitchen
- Off Road Parking & Garage
- Generous Rear Garden
- Popular Residential Location

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 - 29128504

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40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GUIDE PRICE £425,000 - £450,000 *** STUNNING GARDENS *** Located on the ever popular Main Street in Newthorpe, this substantial family home provides an abundance of space and versatility throughout, perfect for a growing family. In brief the accommodation comprises: Porch, entrance hallway immediately giving a sense of the light, space and accommodation on offer. There are 2 reception rooms in total including the large open plan lounge and dining area as well as a breakfast/kitchen with views over looking the established rear garden. The first floor landing provides access to the 4 good size bedrooms - bedroom 1 having an ensuite - plus a further family bathroom. Outside, the rear garden is extensive and is ideal for the 'green fingered' keen gardener, a raised terrace with steps leading to the lawn area with a terrace and timber Summer house at the bottom of the garden is ideal for entertaining and enjoys open countryside views. A driveway to the front provides ample off road parking and leads to the integral garage. For more information call now to avoid disappointment!

Ground Floor

Porch

Entrance door to the front, uPVC double glazed windows to the front & side and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage, Karndean wooden flooring. Doors to the lounge and dining kitchen.

Lounge

5.78m x 3.15m (19' 0" x 10' 4") UPVC double glazed bay window to the front, uPVC double glazed window to the side, radiator and open plan to the dining area.

Sitting Room

3.30m x 3.17m (10' 10" x 10' 5") UPVC double glazed window to the front, radiator and uPVC sliding patio doors to the rear garden. Open plan to the lounge.

Dining Kitchen

4.66m x 3.30m (15' 3" x 10' 10") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include an electric double oven and electric hob. Plumbing for washing machine and dishwasher. Radiator, tiled flooring and uPVC double glazed door to the rear garden. Open plan to the dining area, and space of a breakfast area.

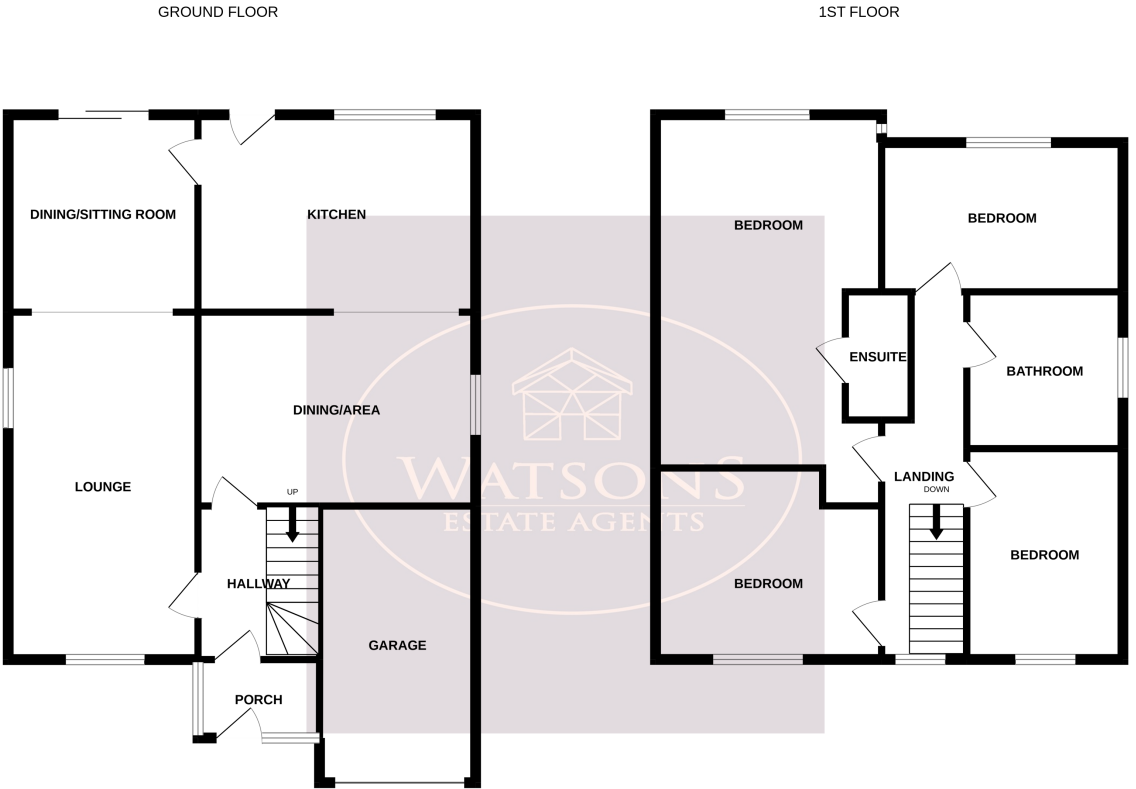
Dining Area

4.64m x 3.19m (15' 3" x 10' 6") UPVC double glazed window to the side, a range of base unit, Karndean white tiled flooring and radiator.

First Floor

Landing

UPVC double glazed window to the front, access to the attic (partly boarded) and doors to all bedrooms and bathroom.



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.
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Bedroom 1

6.75m x 3.78m (22' 2" x 12' 5") UPVC double glazed window to the front, a range of fitted furniture, radiator and door to the en suite.

En suite

3 piece suite in white comprising WC, pedestal sink unit and double shower cubicle. Radiator, extractor fan and ceiling spotlights.

Bedroom 2

3.87m (max) x 3.16m (12' 8" x 10' 4") UPVC double glazed window to the front and radiator.

Bedroom 3

3.49m x 2.42m (11' 5" x 7' 11") UPVC double glazed window to the front and radiator.

Bedroom 4

4.08m (max) x 2.46m (13' 5" x 8' 1") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath with mains fed shower over. Heated towel rail, extractor fan, storage cupboard housing combination boiler, and obscured uPVC double glazed window to the side.

Outside

To the front of the property there are raised shrub borders. A paved driveway provides ample off road parking and leads to the integrated single garage with up and over door, light and power. The rear garden comprises of a paved patio area, a generous well tended lawn, flower bed borders with a range of plants and shrubs and a timber built shed. The garden enjoys a good level of privacy and is enclosed by timber fencing with gated access to the side.