

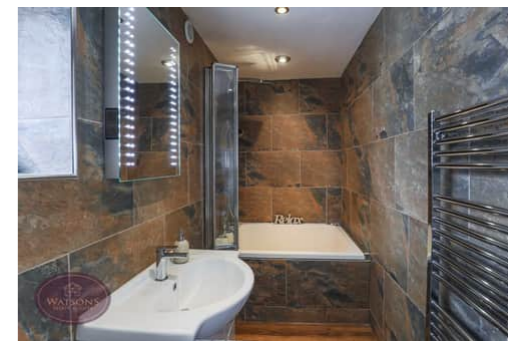
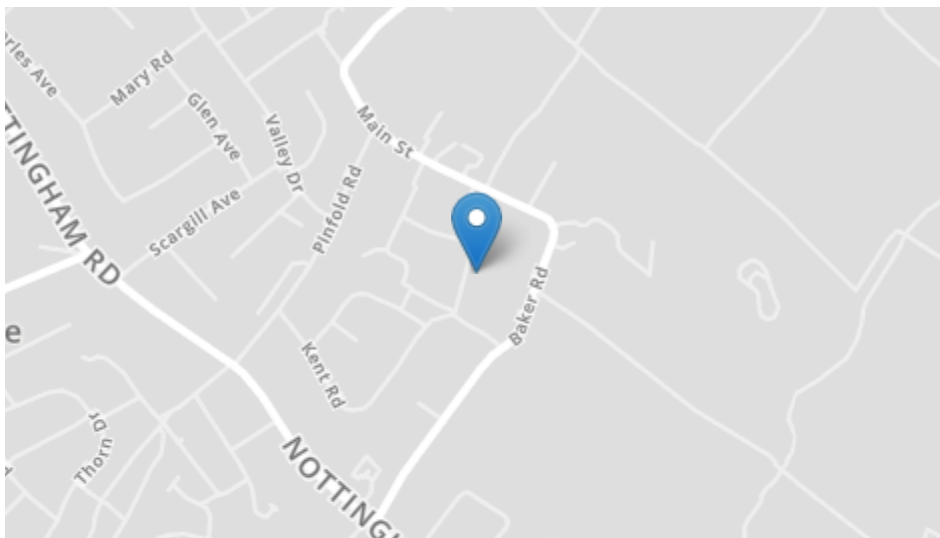
Stamford Street, Newthorpe, NG16 2DR

Offers Over £250,000



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- Extended Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Ample Off Road Parking
- Sought After Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

Our Seller says....

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.



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\*\*\* MUCH MORE BEHIND THE FRONT DOOR \*\*\* If you're looking for a beautiful home you can move straight into then we're confident this extended property could be the one for you. In brief the property comprises to the ground floor; entrance hall, ground floor w/c, lounge, sitting room with bay window and open plan dining kitchen. To the first floor there are three double in size bedrooms and a three piece bathroom suite. To the front of the property there is a well presented garden area as well as ample off road parking. For those that enjoy spending time outdoors, the rear garden is extensive and immaculately maintained providing the perfect retreat. The property is conveniently located within half a mile of a wide range of amenities including convenience stores, cafes and public services. More shopping facilities can be found at Giltbrook Retail Park and Eastwood Town Centre both just a short drive away. Public transport links are excellent with bus stops just a few minutes walk away and including routes to Nottingham City Centre amongst other destinations. Key roads include the A610, which leads to Junction 26 of the M1.

## Ground Floor

### Entrance Hall

Composite entrance door to the side, stairs to the first floor, under stairs storage, radiator. Doors to the lounge, sitting room, kitchen diner and WC.

### WC

WC, wall mounted sink, chrome heated towel rail, ceiling spotlights, wood effect laminate flooring and obscured uPVC double glazed window to the side.

### Lounge

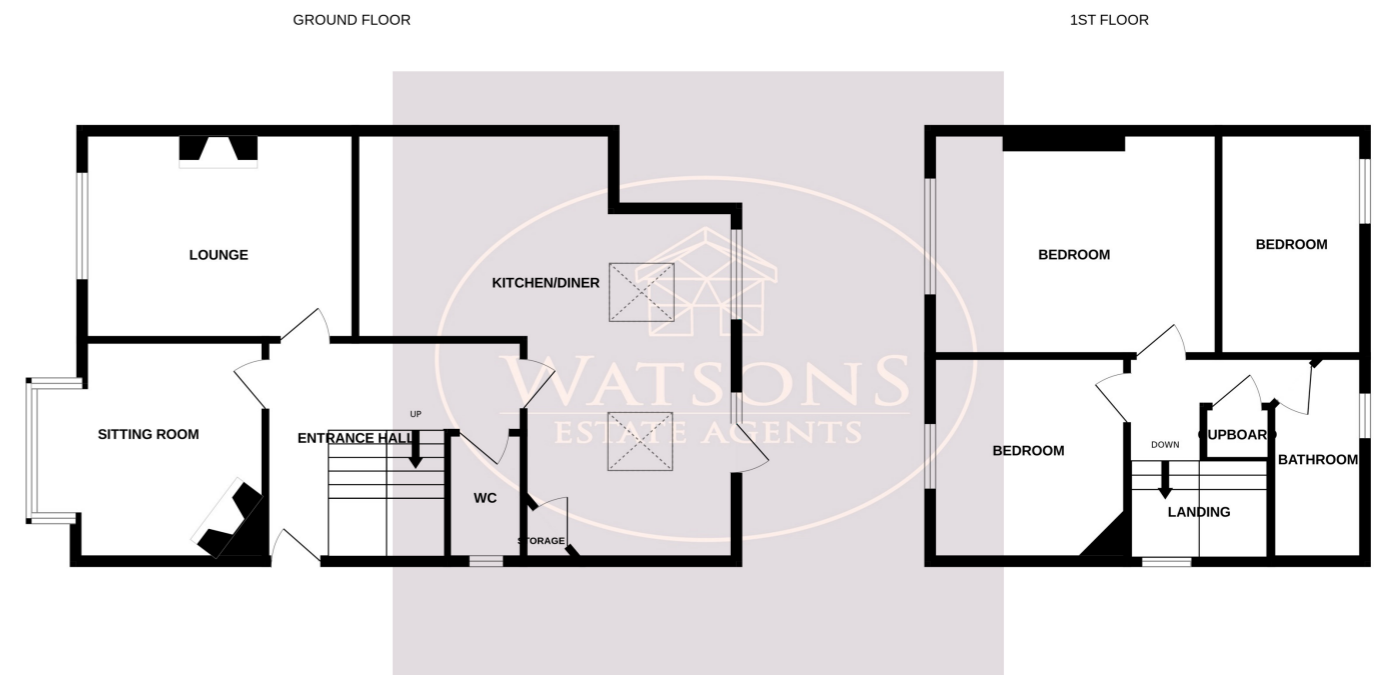
4.29m x 3.62m (14' 1" x 11' 11") UPVC double glazed windows to the front, wood effect laminate flooring and Inglenook fire place with inset space for wood burner.

### Sitting Room

3.74m x 3.45m (12' 3" x 11' 4") UPVC double glazed bay window to the front, radiator, feature fire place with inset wood burner.

### Breakfast Kitchen

5.88m (3.28m min) x 3.14m (6.04m min) (19' 3" x 10' 4") A range of matching wall & base units with up lighting, wooden work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: waist height electric oven & gas hob with extractor over, dishwasher and microwave. Plumbing for washing machine, breakfast bar offering further storage space, wood effect laminate flooring, ceiling spotlights, storage cupboard and radiator. UPVC double glazed window to the rear, 2 velux windows and uPVC double glazed 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.  
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## First Floor

### Landing

UPVC double glazed window to the side, storage cupboard and doors to all bedrooms and bathroom.

### Bedroom 1

4.27m x 3.64m (14' 0" x 11' 11") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.44m x 3.01m (11' 3" x 9' 11") UPVC double glazed window to the front and radiator.

### Bedroom 3

3.63m x 2.13m (11' 11" x 7' 0") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, wall mounted sink and Whirlpool bath. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A block paved driveway provides ample off road parking and leads to double wooden gates. The rear garden offers a good level of privacy and comprises a timber decking seating area with feature pond, turfed lawn, flower bed borders with a range of plants & shrubs and a further paved patio seating area with covered pergola. Other features include an oversized timber built shed offering further storage space. The garden is enclosed by timber fencing to the perimeter with gated access to the side.