

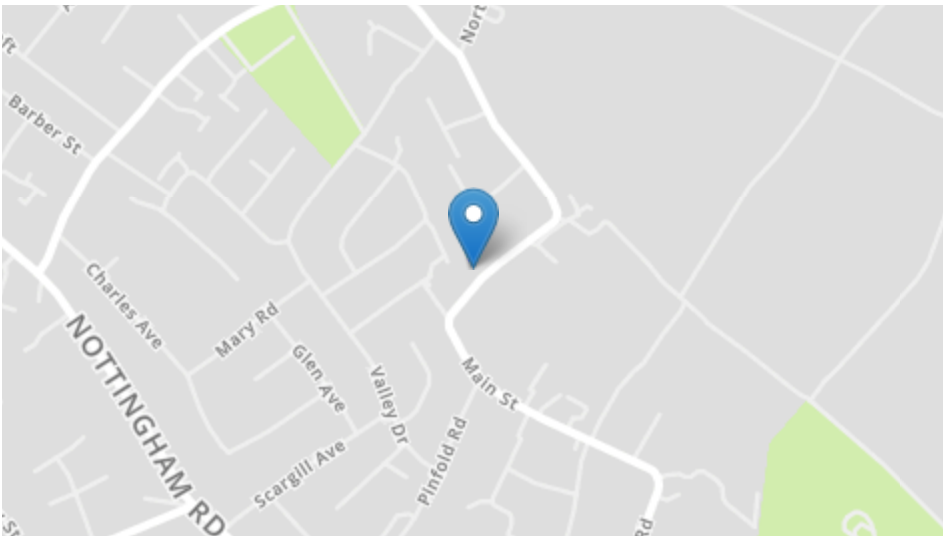
Main Street, Newthorpe, NG16 2DG

Guide Price £300,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Extended Detached House
- 3 Bedrooms
- Downstairs WC
- Open Plan Dining Kitchen & Garden Room
- Driveway & Carport
- Favoured School Catchment
- Popular Residential Location
- Viewing Essential

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 - 28770319

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



*** GUIDE PRICE £300,000 - £325,000 *** EXTENSION PERFECTION! *** Located in a particularly popular part of Newthorpe, with easy access to shops, amenities, transport links & schools, this EXTENDED detached home has been recently renovated and refurbished to provide excellent space for families. The accommodation comprises in brief: porch, wc, hallway to lounge, open plan dining kitchen opening through to garden room overlooking the appealing lawned rear. Upstairs, the landing leads to 3 good size bedrooms and modern shower room. Outside, there is a block paved driveway to the front and alongside the property where there is a car port providing good off street parking. The rear garden has been upgraded to have raised flowerbeds with inset feature lighting and external power points and the high level of privacy makes it great for Summer socialising. There is little to fault with this one, so whether you are up-sizing, down-sizing or just relocating, we invite you to view at an early opportunity as we expect it to be popular. Call our team now on 01159385577.

Ground Floor

Porch

1.62m x 1.42m (5' 4" x 4' 8") Composite entrance door to the front, wood effect laminate flooring. Door to WC and open to the entrance hall.

WC

WC, vanity sink unit, radiator. Obscured uPVC double glazed window to the side, wall mounted Worcester Bosch combination boiler.

Entrance Hall

Stairs to first floor, under stairs storage, radiator. Doors to lounge & kitchen.

Lounge

4.77m x 3.46m (15' 8" x 11' 4) UPVC double glazed window to the front with integrated shutter blinds, feature panelling, media wall with integrated TV point & feature electric fire, vertical radiator.

Dining Area

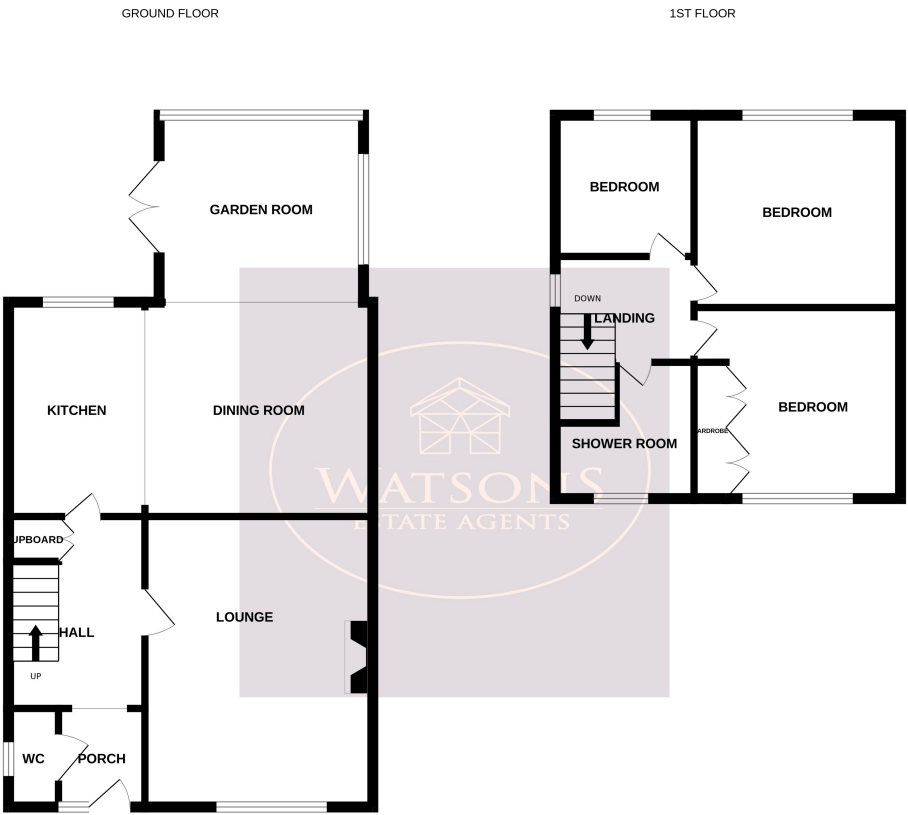
3.43m x 3.42m (11' 3" x 11' 3") Vertical radiator, open to the breakfast kitchen and garden room.

Breakfast Kitchen

3.38m x 2.42m (11' 1" x 7' 11") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit, integrated appliances to include double electric oven & hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine, wood effect laminate flooring, radiator and breakfast bar. UPVC double glazed window to the rear.

Garden Room

3.32m x 2.45m (10' 11" x 8' 0") Full height uPVC double glazed window to the rear, apex roof, vertical radiator and uPVC double glazed French doors leading out to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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

Obscured uPVC double glazed window to the side, access to the attic. Doors to the bedrooms & bathroom.

Bedroom 1

3.42m x 3.17m (11' 3" x 10' 5") UPVC double glazed window to the frontwith integrated shutter blinds, fitted wardrobes and radiator.

Bedroom 2

3.42m x 3.16m (11' 3" x 10' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.44m x 2.32m (8' 0" x 7' 7") UPVC double glazed window to the rear, radiator.

Shower Room

3 piece suite comprising WC, vanity sink unit & corner shower unit with mains shower with body jets. Obscured uPVC double glazed window to the front, extractor fan, over stairs storage cupboard and chrome heated towel rail.

Outside

Outside

To the front of the property is a turfed lawn, railway sleeper borders with feature lighting, external power points. A block paved driveway provides off road parking for multiple cars and leads to the carport with double wooden doors. The rear garden has a block paved patio with raised flower bed borders containing a range of plants & shrubs and lighting, feature waterfall and external tap & power points. The garden is enclosed by wall and timber fence borders to the perimeter.