

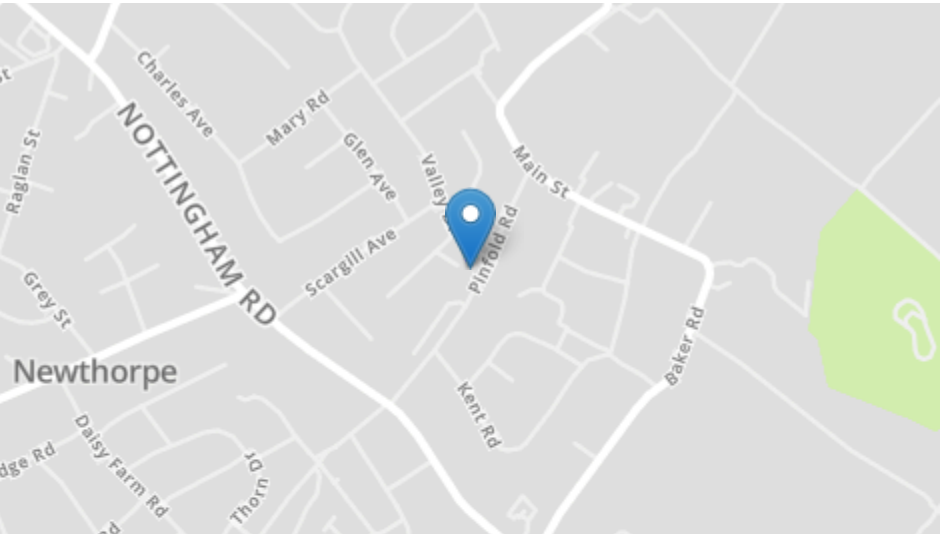
Pinfold Road, Giltbrook, NG16 2FT

Guide Price £250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Semi Detached Home
- 3 Bedrooms
- Newley Fitted Kitchen
- Conservatory
- Driveway & Garage
- Walking Distance Amenities
- Excellent Road & Public Transport Links
- Ease of Access To A610 & M1

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 - 29110396

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 £250,000 - £260,000 \*\*\* \*\* SO MUCH MORE BEHIND THE FRONT DOOR \*\* If you're looking for a beautiful, spacious home you can move straight in then this is the home for you. In brief the property comprises to the ground floor; entrance hall, lounge, conservatory and open plan dining kitchen. To the first floor landing giving access to three bedrooms and a four piece bathroom suite. To the outside a front garden with driveway providing ample off road parking and leading to the detached garage, to the rear an enclosed split level garden with patio and lawn areas. 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. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Door to the front, uPVC double glazed window to the front, radiator, stairs to the first floor and under stairs storage cupboard.

Lounge

5.3m x 3.02m (17' 5" x 9' 11") UPVC double glazed window to the rear, feature fireplace with inset space for fire, wood effect laminate flooring and radiator. Sliding patio doors to the conservatory.

Dining Kitchen

7.74m x 2.31m (25' 5" x 7' 7") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Integrated appliances to include an electric oven & hob with extractor over. Plumbing for washing machine and dryer, wood effect laminate flooring, ceiling spotlights. UPVC double glazed windows to the front and side and uPVC double glazed door to the conservatory.

Conservatory

5.360m x 3.04m (17' 7" x 10' 0") Brick & uPVC double glazed construction, wood effect laminate flooring and uPVC double glazed French doors to the rear garden and door to the side.

First Floor

Landing

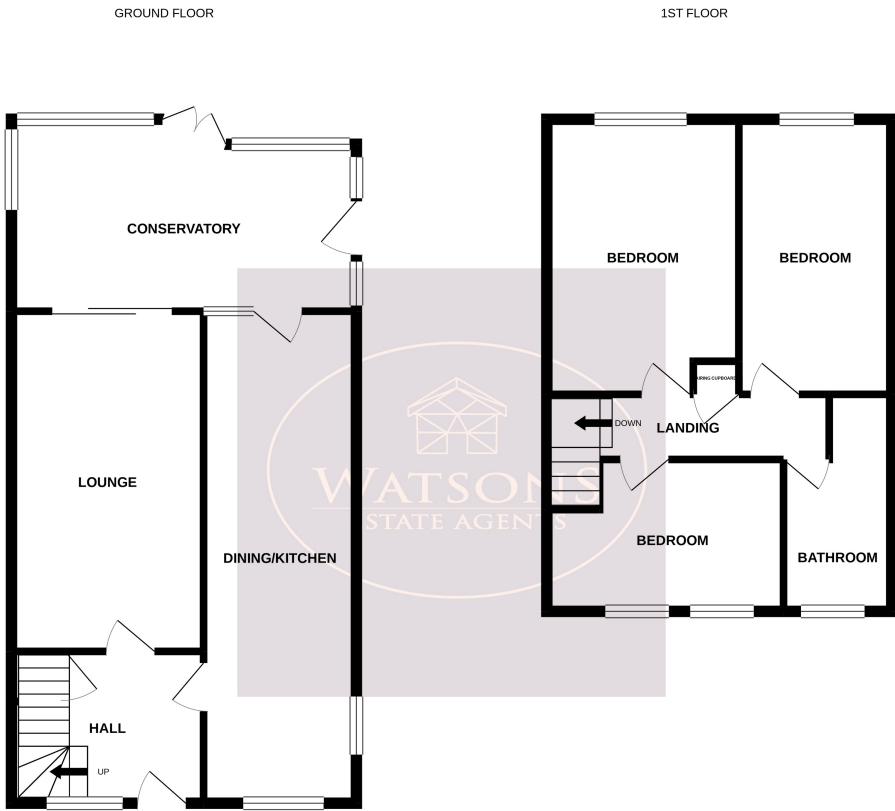
Access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

4.362m x 2.95m (14' 4" x 9' 8") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bedroom 2

4.32m x 2.49m (14' 2" x 8' 2") UPVC double glazed window to the rear and radiator.



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 3

2.74m (3.72m max) x 2.36m (9' 0" x 7' 9") 2 uPVC double glazed windows to the front and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

Outside

To the front of the property a paved brick driveway providing ample off road parking leading to the single detached garage with up & over door and power. The rear garden comprises of a paved patio area, steps up to a well tended lawn with a range of plants and shrubs, a timber decking area and timber built shed to the rear. The garden enjoys a good level of privacy and is enclosed by timber fencing with gated access to the side