

FOR
SALE



Park Lane, Pinxton, Nottingham, Derbyshire NG16 6PR

£200,000 - Freehold

129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk



J28 Sales & Lettings

PROPERTY SUMMARY

READY TO MOVE IN. J28 are excited to welcome to the market this stunning three bedroom semi-detached house with neutral decor throughout.

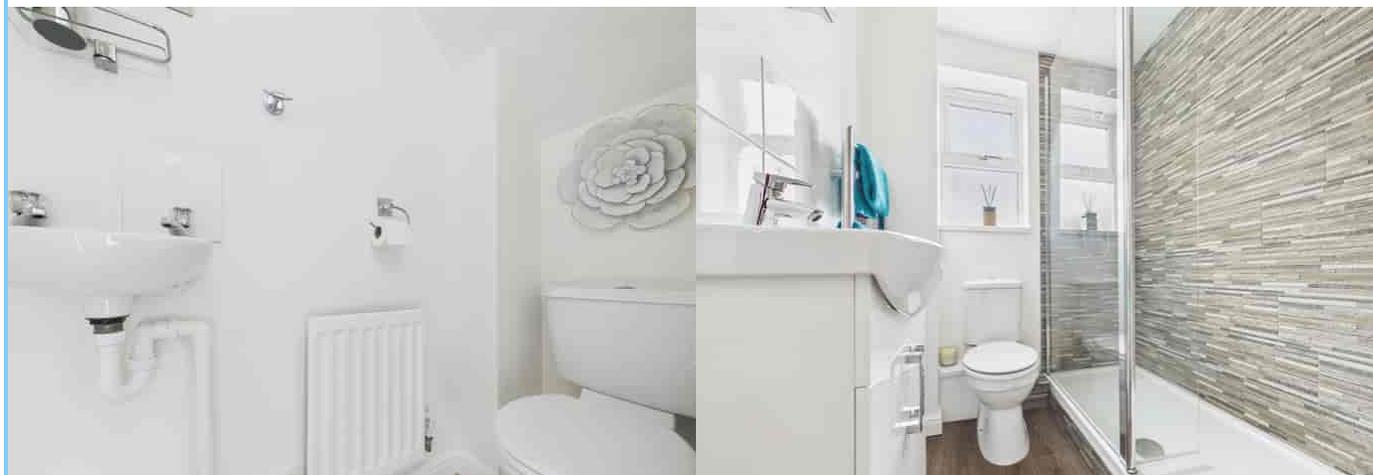
The spacious Lounge/Diner provides a welcoming area to enjoy family meals or to entertain friends. Adjacent to the lounge is a contemporary kitchen, thoughtfully designed with modern appliances and sleek finishes.

Upstairs, the property features three well-proportioned bedrooms and a modern bathroom, fitted with tasteful fixtures and fittings, ensuring convenience and style are harmoniously combined.

One of the standout features of this home is the fully enclosed, low maintenance rear garden. Designed for ease and enjoyment, the garden is perfect for outdoor dining, gardening enthusiasts, or as a safe play area for children and pets. Providing privacy and the picturesque countryside stretching beyond, you'll find this outdoor space a true sanctuary.

POINTS OF INTEREST

- Three Bedroom Semi-Detached House
- Spacious Lounge/Diner
- Modern Kitchen & Bathroom
- Countryside Views To Rear
- Close To Local Amenities And Bus Route
- Fully Enclosed Low Maintenance Rear Garden



ROOM DESCRIPTIONS

Entrance Hallway

Accessed from the front elevation via a part glazed composite door. Cushioned vinyl flooring, radiator, decorative ceiling light and doors leading to all downstairs rooms. Benefitting from an understairs storage cupboard.

Lounge/Diner

Carpet flooring, dual radiators and twin decorative ceiling lights. Double glazed uPVC window and French doors to rear elevation.

Kitchen

Fitted with modern wall and base units with roll edge work surface incorporating a stainless steel sink/drainage having mixer tap. Ceramic tiled flooring, ceiling light, radiator and double glazed uPVC window to front elevation. Space and plumbing for washing machine. Integrated appliances include electric fan assisted oven with four ring hob and extractor fan over. The boiler is situated in this room.

Downstairs WC

Fitted with a white two piece suite comprising a low flush WC and hand wash basin. Cushioned vinyl flooring, radiator, ceiling light and chrome effect fixtures.

Stairs & Landing

Carpet flooring, decorative ceiling light, access to loft and doors leading to all upstairs rooms.

Bedroom One

Carpet flooring, radiator, decorative pendant light and dual double glazed uPVC windows to front elevation.

Bedroom Two

Carpet flooring, radiator, decorative pendant light and double glazed uPVC window to rear elevation. Benefitting from mirror fronted fitted wardrobes.

Bedroom Three

Carpet flooring, radiator, pendant light and double glazed uPVC window to rear elevation.

Bathroom

Fitted with a white two piece suite comprising a low flush WC and hand wash basin having mixer tap. Benefitting from a double walk in shower with mains fed shower over, glass screen and tiled walls. Cushioned vinyl flooring, fitted bathroom cabinet, chrome effect towel rail, ceiling light and obscure double glazed uPVC window to side elevation.

Outside

The front of the property has ample private parking with a paved path leading to the main entrance. The rear is fully enclosed with low maintenance artificial grass and paved patio area which extends to the side elevation. There are steps leading to the bottom of the garden where there is a shed providing extra storage.

MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,811.30

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Not suitable for wheelchair users.

Building Safety

No

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, limited insulation (assumed)

Roof: Pitched, 150 mm loft insulation

Walls: Timber frame, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 67% of fixed outlets

Existing Planning Permission

No

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



