



£160,000 Freehold

7 GEORGE STREET | PINXTON | NOTTINGHAM | NG16 6NP

BuckleyBrown
ESTATE AGENTS

MOVE IN READY!... This beautifully maintained three-bedroom terrace home offers an ideal blend of modern comfort and character features, perfect for a growing family or those seeking a move-in ready property.

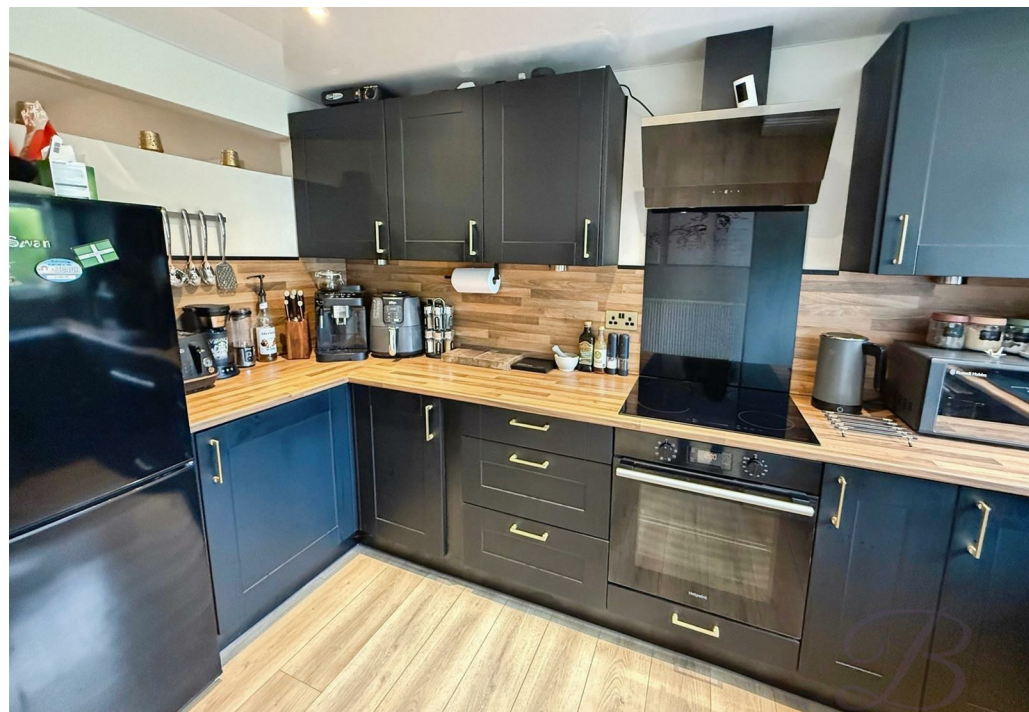
Purchased in 2017, the home has been thoughtfully updated with a new kitchen and bathroom within the last year, while additional improvements include 20ml external wall insulation with render and 12 solar panels (owned outright), making it energy efficient and cost-effective to run.

The ground floor is welcoming and versatile. The dining room boasts a charming feature fireplace with a multi-fuel burner and rustic wooden beam, creating a warm and inviting focal point. The lounge seamlessly opens into the stylish modern kitchen, fitted with a comprehensive range of wall and base units. Overlooking the rear garden, the kitchen also benefits from direct access outside, making it perfect for entertaining.

Upstairs, there are three bedrooms, including a generous double, a single currently used as a home office with skylight, and a further double. The family bathroom is fitted with a contemporary three-piece suite in white, including a shower over the bath.

The exterior is just as impressive. The rear garden is a true highlight; mature and beautifully landscaped, with a variety of plants, fruit trees, shrubs, and a patio area ideal for outdoor dining and relaxation.

This is a rare opportunity to purchase a home that combines character, modern upgrades, and eco-friendly features in one attractive package.





Dining Room

The focal point is the feature fireplace housing a multi-fuel burner with wooden beam. With a window to the front elevation, under-stairs storage cupboard, and a central heating radiator.

Lounge

With a central heating radiator and an opening into the kitchen.

Kitchen

Fitted with an attractive range of wall and base units with sink and drainer set into work surface. Integrated appliances include an electric oven and an induction hob with an extractor hood over. There is space for a washing machine and a fridge/freezer. With a window to the rear elevation, central heating radiator, and a door that provides access outside outside.

Landing

Access into;

Bedroom One

With a window to the front elevation, a storage cupboard with loft hatch access, and a central heating radiator.

Bedroom Two

With a window to the rear elevation and a central heating radiator.

Bedroom Three

With a sky light and a central heating radiator.

Bathroom

Fitted with a sleek and stylish suite in white comprising low level WV, vanity hand wash basin and bath with shower over. With an



opaque window to the rear elevation, mirror with light, and a central heating radiator.

Outside

The rear garden is a true highlight; mature and beautifully landscaped, with a variety of plants, fruit trees, shrubs, and a patio area ideal for outdoor dining and relaxation.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			G
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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