

HoldenCopley

PREPARE TO BE MOVED

Hilltop Road, Pinxton, Nottinghamshire NG16 6PJ

Offers In Excess Of £240,000

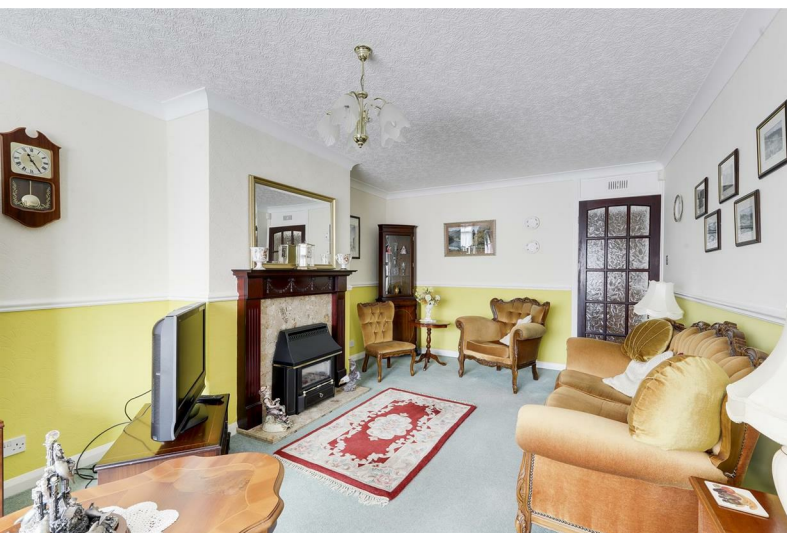
Hilltop Road, Pinxton, Nottinghamshire NG16 6PJ



NO UPWARD CHAIN...

This detached bungalow is situated in a sought-after residential location, offering excellent transport links via the A38 and easy access to a range of local amenities. Being sold with no upward chain, this well-presented home is perfect for buyers looking for the convenience of single-storey living. As you step inside, you are greeted by a welcoming hallway that leads into a fitted kitchen. The spacious lounge and dining area provides a bright and airy living space, perfect for relaxing or entertaining guests. Large windows allow plenty of natural light to fill the room, enhancing the sense of space and warmth. The bungalow benefits from three bedrooms, each offering comfortable accommodation with versatility to be used as sleeping quarters, a home office, or additional living space as needed. The modern three-piece shower room is stylishly designed, providing practicality and convenience. Outside, the front of the property features a generous driveway, allowing off-road parking for several vehicles, as well as access to the garage. Gated side access leads to the rear garden, which is fully enclosed and offers a peaceful outdoor retreat. The garden has been thoughtfully designed with a patio area, ideal for outdoor seating and dining, a well-maintained lawn, and beautifully planted borders that add colour and character. A garden shed provides additional storage, while the combination of fencing and hedging creates a sense of privacy.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Three-Piece Shower Room
- Garage & Driveway
- Enclosed Rear Garden
- No Upward Chain
- Excellent Transport Links
- Must Be Viewed





ACCOMMODATION

Hallway

8'7" x 3'3" (2.62 x 1.01)

The hallway has wood-effect flooring, and a UPVC door providing access into the accommodation.

Lounge/Diner

20'9" x 11'0" (6.34 x 3.37)

The lounge/diner has a UPVC double glazed bow window to the front elevation, a feature fireplace, a TV point, a dado rail, coving to the ceiling, and carpeted flooring.

Kitchen

11'6" x 10'1" (3.51 x 3.08)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a sink and half with a mixer tap and drainer, an integrated oven, gas ring hob, and extractor fan, a radiator, a tiled splash back, tiled flooring, and two UPVC double glazed windows to the front and side elevation.

Inner Hallway

11'0" x 4'11" (3.37 x 1.50)

The inner hall has wood-effect flooring, a radiator, a dado rail, access into the loft, and access to the rest of the accommodation.

Shower Room

7'1" x 6'11" (2.16 x 2.13)

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall mounted electric shower fixture, a radiator, floor-to-ceiling tiling, and tiled flooring.

Master Bedroom

14'9" x 10'10" (4.52 x 3.31)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

10'1" x 9'8" (3.08 x 2.96)

The second bedroom has a radiator, a dado rail, coving to the ceiling, wood-effect flooring, and double French door opening to the rear garden.

Bedroom Three

9'8" x 7'7" (2.95 x 2.33)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a driveway for several vehicles, access into the garage, and gated access to the rear garden.

Garage

19'8" x 7'4" (6.00 x 2.25)

The garage has ample storage, lighting, electrics, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, planted borders, a shed, fence panelled and hedged boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Bolsover District Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

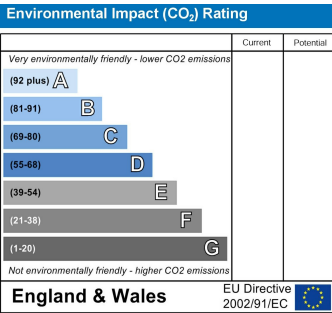
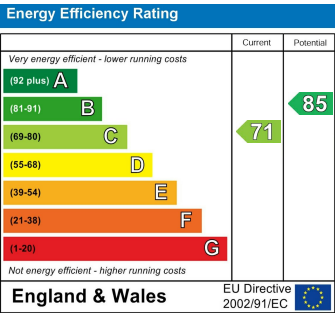
Property Tenure is Freehold

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

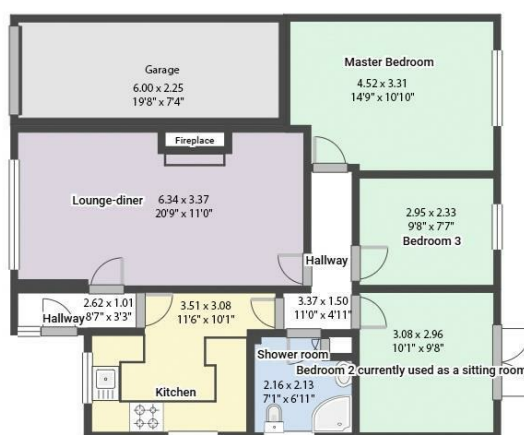
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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