

HoldenCopley

PREPARE TO BE MOVED

Pinfold Lane, Nottingham, NG9 8DL

Guide Price £270,000 - £290,000

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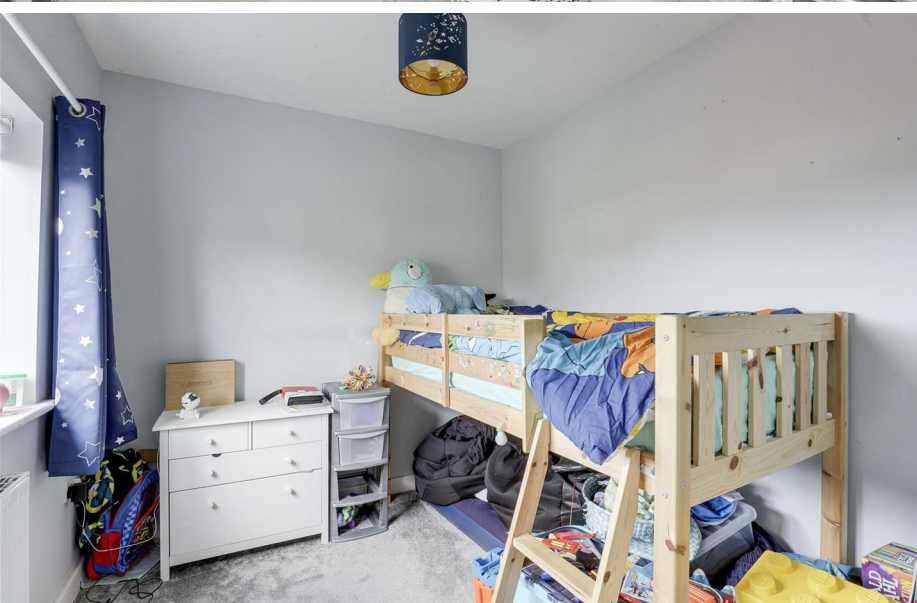
GUIDE PRICE £270,000 - £290,000

DETACHED HOUSE...

This beautifully presented three-storey detached house is in a highly sought-after area, offering convenient access to a wide range of local amenities. Close to shops, and schools, and boasting excellent transport links via the M1 and A52, this property is ideal for a growing family looking for a modern and spacious home in a vibrant community. Upon entering the house, you are greeted by a welcoming entrance hall that leads into a contemporary fitted kitchen, perfect for family meals and entertaining. The kitchen flows seamlessly into a generously sized living room, offering ample space for relaxation. The room is filled with natural light from the French doors, which open out onto the rear garden. Moving up to the first floor, you will find three well-proportioned bedrooms, each offering plenty of space for furniture and storage. The first floor also houses a stylish three-piece family bathroom suite. On the second floor, there is a spacious double bedroom that provides a private retreat with its own en-suite bathroom. This floor offers flexibility, whether used as a master bedroom or a private guest suite. Outside, the property features a well-maintained front garden with courtesy lighting, mature planted borders, and established shrubs and bushes. There is a driveway for off-street parking, as well as gated side access leading to the rear of the property. The rear garden is fully enclosed, offering privacy and security with fence panels and a brick wall boundary. It is thoughtfully designed with a patio area for outdoor dining, a lawn for children or pets to play, security lighting, and a garden shed for extra storage.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, and wood-effect flooring.

Kitchen

14'3" x 8'11" (4.36m x 2.74m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine, space for a dining table, a radiator, recessed spotlights, wood-effect flooring, and a UPVC double glazed window to the front elevation.

Living Room

16'0" x 12'8" (4.88m x 3.87m)

The living room has full height UPVC double glazed windows to the rear elevation, carpeted flooring, a TV point, a radiator, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the front elevation, an in-built cupboard, a radiator, and access to the first floor accommodation.

Bedroom Two

11'8" x 11'8" (3.58m x 3.56m)

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

Bedroom Three

10'4" x 6'4" (3.15m x 1.95m)

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

Bedroom Four

9'0" x 8'0" (2.75m x 2.45m)

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

7'8" x 6'9" (2.34m x 2.07m)

The bathroom has a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall shower head and shower screen, a saver socket, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

SECOND FLOOR

Landing

The landing has a UPVC double glazed obscure window to the side elevation, a radiator, carpeted flooring, and access to the second floor accommodation.

Bedroom One

17'3" x 15'11" (5.27m x 4.86m)

The first bedroom has a UPVC double glazed window to the front elevation, two radiators, carpeted flooring, and access into the en-suite.

En-Suite

7'1" x 3'3" (2.16m x 1.00m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a double shower enclosure with a wall-mounted rainfall shower fixture, a shaver socket, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, planted borders with established shrubs and bushes, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with security lighting, a patio, a shed, a lawn, fence panelled and brick wall boundary, and gates 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 220Mbps

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 -Broxtowe Borough Council - Band D

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.

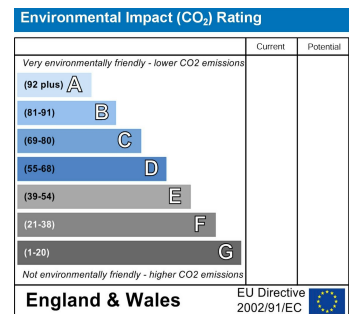
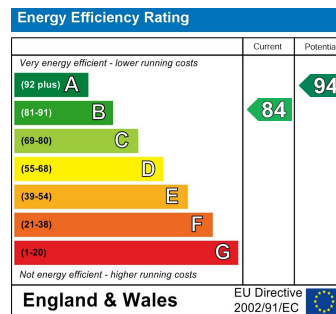
The vendor has advised the following:

Property Tenure is Freehold

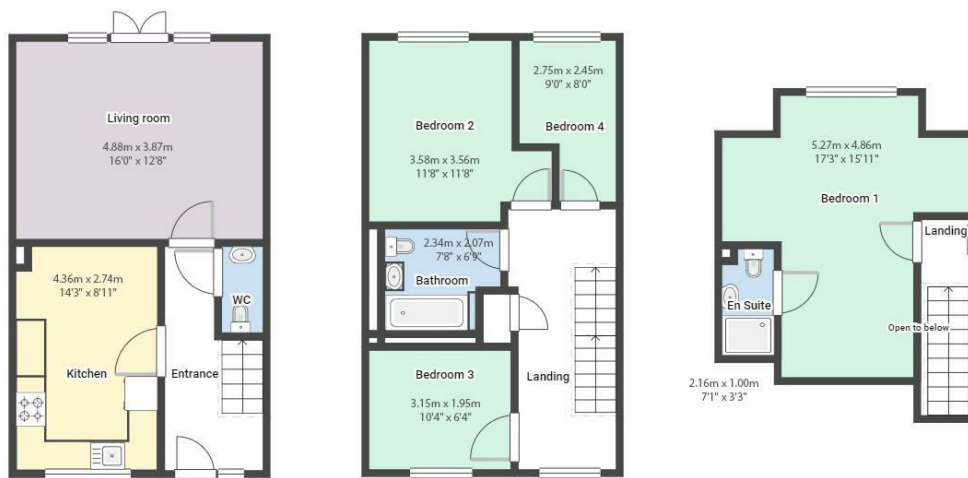
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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