



hall &  
benson

Park Lane  
Pinxton Nottingham





## Property Description

Hall & Benson are delighted to bring to the market this spacious two bedroom, detached bungalow with accomodation briefly comprising of kitchen, lounge, two good sized bedrooms and family bathroom. Externally a low maintenance front garden with ample off road parking, the rear benefits from an enclosed garden and detached garage. Ideally located close to a range of local amenities as well as providing easy access to the A38/M1. Viewings are highly advised to appreciate what this property has to offer.

## Entrance Hall

### Lounge

14' 4" x 18' 9" ( 4.37m x 5.71m )

carpet, feature fireplace with gas fire, window to front elevation

### Kitchen

10' 8" x 10' ( 3.25m x 3.05m )

laminare flooring, wall and base units, inset sink, electric oven, ceramic hob, window to the front elevation

### Bedroom One

13' 4" x 11' 4" max ( 4.06m x 3.45m max )

carpet, fitted wardrobes, radiator, window to the rear elevation

### Bedroom Two

9' 10" x 10' 1" ( 3.00m x 3.07m )

carpet, window to the rear elevation, radiator

## Bathroom

comprising of double walk in shower, part tiled walls and flooring, w/c, basin and boiler location.

## External

To the front of the property there is a driveway providing ample off road parking and leading to the detached garage, and mostly laid to lawn with borders. The rear of the property benefits from a lawned area.





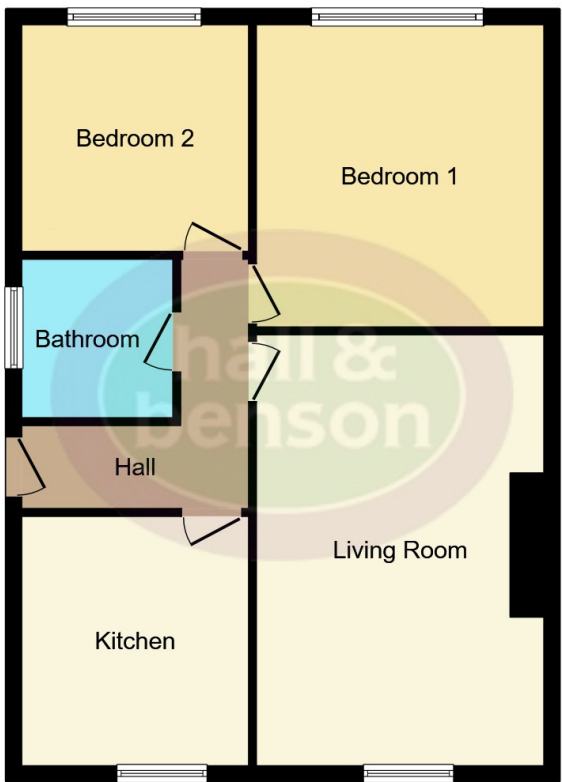












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Hall & Benson on

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**EPC Rating: C**

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Tenure: Freehold



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