



Grey Street  
Newthorpe Nottingham





# Grey Street Newthorpe Nottingham NG16 2EF

for sale offers over  
**£170,000**



## Property Description

A beautifully presented property in the popular location of Newthorpe with attractive render and new roof fitted in 2021. Grey street is in close proximity to a wide range of amenities including shops, schools, bus routes and major road links to both Nottingham and Derby. In brief the property offers a lounge, dining room, fitted kitchen and family bathroom, to the first floor are two double bedrooms and to the second floor is a further bedroom. Not surprising the garden is just as well looked after as the house with a landscaped garden with lawn, patio and gravelled areas. Viewing is highly recommended to appreciate the accommodation on offer.

## Lounge

11' 11" into recess x 11' 11" max (3.63m into recess x 3.63m max)

UPVC double glazed window to the front elevation, laminate flooring and radiator. Composite door access from the front elevation.

## Dining Room

11' 8" into recess x 12' max (3.56m into recess x 3.66m max)

UPVC double glazed window to the rear elevation, access to storage cupboard under stairs, carpet flooring and radiator.

## Kitchen

10' 7" x 6' 7" (3.23m x 2.01m)

Fitted with matching wall and base units incorporating a composite sink and drainer with mixer tap, complementary tiled splashbacks, integrated electric oven and hob, plumbing for washing machine, tiled flooring,

## Family Bathroom

Fitted with a W.C, vanity wash hand basin with mixer tap, bath with dual rainfall shower over, vinyl flooring, cast iron radiator, tiled splashbacks and UPVC double glazed opaque windows to the rear and side elevation.



### Landing

Carpet flooring access to both rooms and stairs leading to the third bedroom.

### Bedroom One

.13' 6" into recess x 12' max (4.11m into recess x 3.66m max)

UPVC double glazed window to the front elevation, carpet flooring and radiator.

### Bedroom Two

13' 7" into recess x 10' 2" max (4.14m into recess x 3.10m max)

UPVC double glazed window to the rear elevation, feature cast iron fireplace, carpet flooring and radiator.

### Bedroom Three

15' into dormer window x 13' 7" into recess (4.57m into dormer window x 4.14m into recess)

UPVC double glazed window in dormer to front elevation, carpet flooring and radiator.

### Front

The property has a gated forecourt to the front with brick border. Parking NOT WITH PROPERTY.

### Rear

The rear garden is mainly laid to lawn with gravelled and patio areas for seating. Access to an outbuilding for storage.















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)

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**EPC Rating: E**

**Tenure: Freehold**

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**Property Ref: EWD206126 - 0002**