



26 Pinxton Lane, Alferton, DE55 2DU

Offers in excess of £215,000

Goodmove present this three-bedroom semi-detached property situated on Pinxton Lane, South Normanton, offering approximately 1,050 sq ft of accommodation and excellent potential for buyers looking for a property they can modernise and make their own.

The ground floor comprises an entrance hall, lounge, dining room, kitchen, utility room and WC, with three bedrooms and a family bathroom to the first floor. Outside, the property benefits from front and rear gardens together with a garage.

The property does require some updating and improvement but provides a good opportunity to create a spacious family home. It is also offered for sale with no onward chain.

South Normanton is a well-established Derbyshire village with a good range of everyday amenities, including local shops, supermarkets, eateries and community facilities. The nearby East Midlands Designer Outlet provides further retail and leisure options. The village is also well placed for access to Alferton, Mansfield and the wider East Midlands, with the M1 motorway at Junction 28 providing convenient connections towards Nottingham, Derby, Sheffield and beyond. Alferton railway station is also within easy reach, providing rail connections across the region.

Viewing is recommended to appreciate the size, location and potential this property has to offer.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

