



£160,000

Park Lane, Pinxton, Nottingham,



Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"This property is a well-presented modern 2-bedroom semi-detached house, featuring bright and comfortable living accommodation and benefiting from a neatly maintained lawn that enhances its overall curb appeal."

Luke, Valuer



## CONTEMPORARY, STYLISH & EFFORTLESS LIVING

*This is a modern 2-bedroom home offering everything you need for comfortable and convenient living. Neatly presented and well maintained throughout, the property provides a clean, contemporary feel with a practical layout that suits a range of lifestyles.*

The property features a practical layout including a convenient downstairs WC and bright, well-proportioned rooms. Externally, it benefits from a spacious, well-kept garden, providing an excellent outdoor space for relaxation and entertaining.



## THE FINER DETAILS

*This is a well-presented 2-bedroom semi-detached home located in Pinxton, offering comfortable and practical living in a popular residential setting.*

The ground floor comprises an entrance hall, a modern kitchen, a spacious living room, and a convenient downstairs WC, providing a well-balanced and functional layout for everyday life.

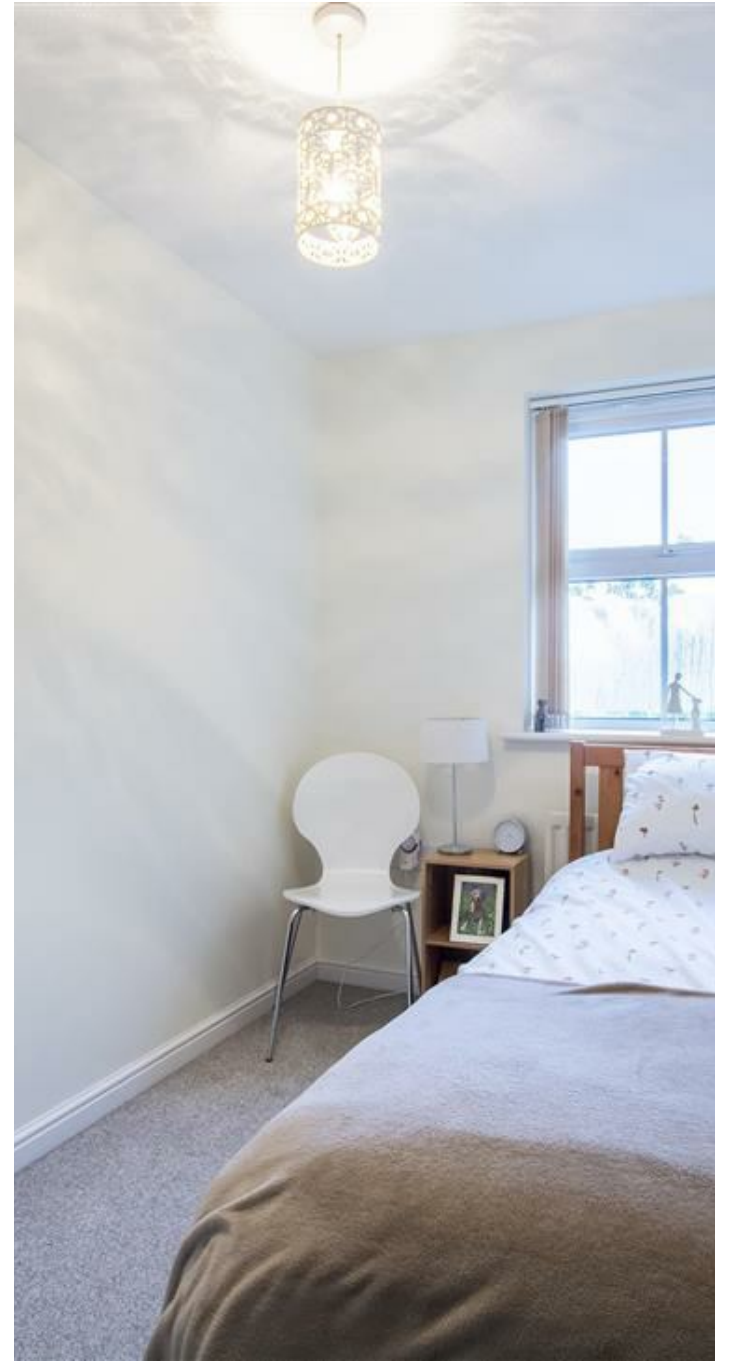
To the first floor, there are two well-proportioned bedrooms along with a family bathroom, all arranged off a central landing.

Externally, the property benefits from a driveway to the front with space for multiple vehicles. To the rear is a well-maintained lawn and patio area, offering an attractive and usable outdoor space ideal for relaxing or entertaining.





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## LIFE IN PINXTON

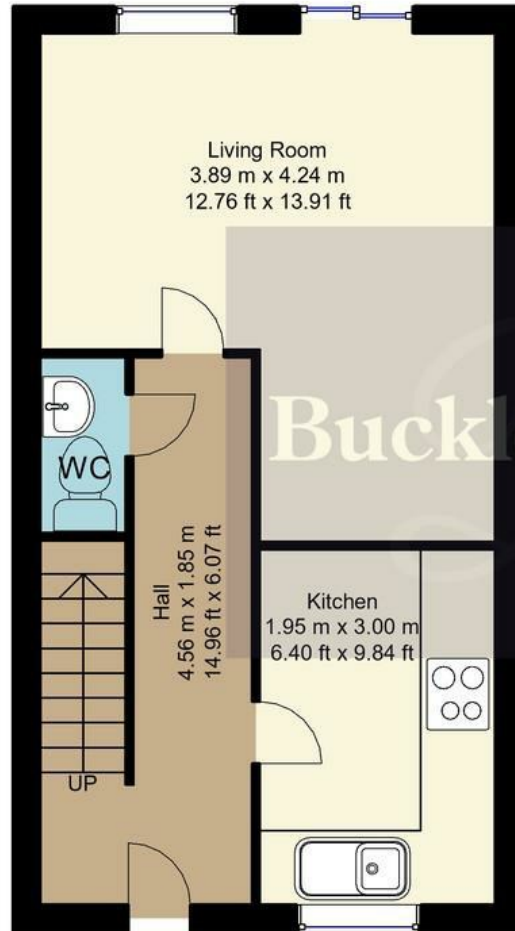
Life in Pinxton offers a well-balanced blend of village character, modern convenience, and excellent connectivity, making it an increasingly popular choice for families, professionals, and commuters alike.

At the heart of the community is a welcoming village atmosphere, with a variety of everyday amenities close at hand. Residents benefit from a selection of local shops, supermarkets, cafés, schools, healthcare services, and leisure facilities, ensuring daily essentials are always within easy reach. The area also supports an active lifestyle, with nearby parks, walking routes, and recreational spaces providing plenty of opportunities to enjoy the outdoors.

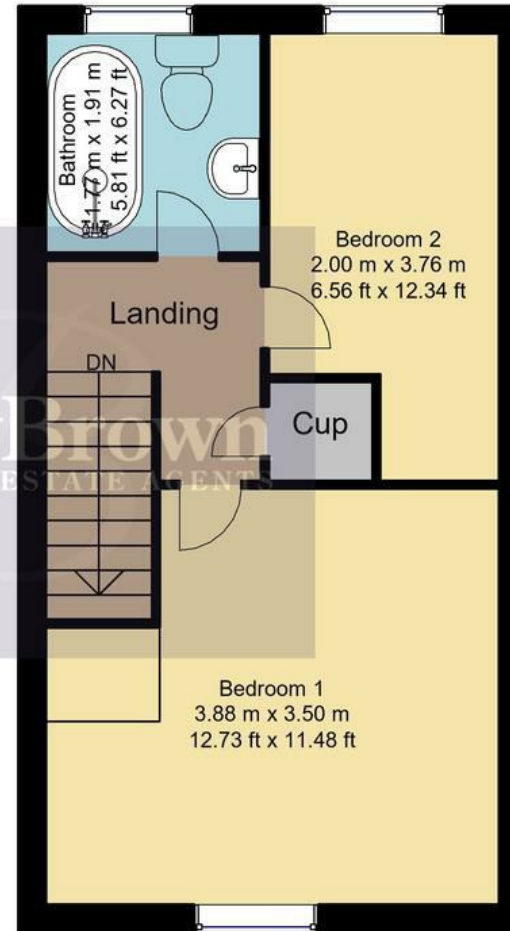
Surrounded by attractive countryside and open green spaces, Pinxton delivers a more peaceful pace of life while still maintaining strong transport connections. Its convenient location near the M1 motorway allows straightforward travel to surrounding towns and cities including Nottingham, Derby, and Sheffield, making it particularly appealing for commuters seeking a quieter home environment without sacrificing accessibility.



Ground Floor  
31sq.m/330.47sq.ft  
Approx



First Floor  
31sq.m/330.47sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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## Key Features

Modern and practical layout throughout

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Entrance hall leading to ground floor accommodation

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Spacious living room

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Contemporary kitchen

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Convenient downstairs WC

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Two well-proportioned first floor bedrooms

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Driveway to the front with space for multiple vehicles

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Well-maintained rear garden with lawn and patio area

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Ideal for first-time buyers, downsizers, or investors

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Council tax band - A

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exceptional representation.

Let's Chat.

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