



£190,000 Freehold

37 VICTORIA ROAD | PINXTON | NOTTINGHAM | NG16 6NE

**BuckleyBrown**  
ESTATE AGENTS



## PERFECT FAMILY HOME!...

We are pleased to present this charming three-bedroom semi-detached home, ideally situated in Pinxton and conveniently positioned close to excellent local amenities, schools, and transport routes. Offering a well-balanced layout and generous living spaces, this property is perfectly suited to families, first-time buyers, or anyone seeking a comfortable and spacious home.

Upon entry, you are welcomed into a practical hallway that leads directly into the open-plan kitchen and dining room—an ideal hub for everyday living. The kitchen provides ample space for cooking and meal preparation, while the adjoining dining area comfortably accommodates a family table and features double doors that open directly onto the rear garden, making it perfect for entertaining and indoor-outdoor living. Towards the front of the property, the inviting living room boasts a lovely bay window that fills the space with natural light, creating a warm and relaxing environment for unwinding.

Upstairs, the home offers three well-proportioned bedrooms. The master bedroom benefits from its own bay window, adding character while enhancing the room's brightness. A bathroom fitted with a three-piece suite completes the first floor.

Externally, the property continues to impress. The front offers a driveway providing ample off-street parking. To the rear, the garden features a laid lawn ideal for children or pets, a patio seating area perfect for outdoor dining, and a useful summer house/storage building. Surrounding fencing provides a good level of privacy, creating a peaceful outdoor retreat.

Call today to arrange a viewing!!!





#### Entrance Hall

With stairs rising to the first floor, under stairs storage cupboard and surrounding doors providing access into;

#### Living Room 12'4" x 11'0"

With laid wooden flooring, feature fireplace and a bay window to the front elevation.

#### Kitchen/Dining Room 18'3" x 11'6"

The kitchen is complete with a range of matching wooden cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window to the rear elevation. This open plan design offers ample space for your dining furniture with double doors opening onto the rear garden.

#### Landing

With access into;

#### Bedroom One 11'0" x 11'1"

With laid wooden flooring, ample space and a bay window to the front elevation.

#### Bedroom Two 10'1" x 11'6"

With laid wooden flooring, ample space and a window to the rear elevation.

#### Bedroom Three 7'7" x 6'8"

With laid wooden flooring and a window to the front elevation.

#### Bathroom 8'1" x 5'1"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With windows to the rear elevation.



#### Outside

The front of the property offers a driveway, providing ample off-street parking. The rear garden hosts laid lawn, patio seating area, summer house/storage and surrounding fences.

#### Summer House 7'10" x 5'10"

Providing space to be utilised to suit your needs.

#### Store 4'11" x 5'10"

With ample storage space.







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.

CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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



37 VICTORIA ROAD  
PINXTON  
NOTTINGHAM  
NG16 6NE



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BuckleyBrown**  
ESTATE AGENTS