



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Mill Lane  
Pinxton  
Derbyshire

Guide Price £250,000



- Newly Built Detached Chalet Bungalow
- One Double Bedroom Downstairs & One Double Bedroom Upstairs
- Contemporary Kitchen / Diner With Integrated Appliances
- Stylish Downstairs Bathroom & Upstairs Shower Room
- Private Driveway & Enclosed Level Garden
- Energy Efficient Living - Solar Panels & EV charging points
- Located close to M1 & A38 - Ideal for commuters
- Private Road of Just Three Properties
- Village Location Close To Amenities, Schools & Countryside Walks
- Exclusive New Development

Ref: PRA11093

Viewing Instructions: Strictly By Appointment Only



## General Description

Located within an exclusive brand new development of only three properties, this contemporary detached chalet bungalow provides a blend of modern living and countryside charm. Boasting one downstairs double bedroom with family bathroom and two upstairs rooms plus shower room, ideal for lifetime living.

This attractive property has been thoughtfully designed with high-quality finishes throughout. As you step through the front door, you're welcomed by a bright and spacious entrance hallway that provides access to all the ground-floor rooms. To the right, you'll find the spacious lounge, a warm and inviting area perfect for comfort and relaxation. The beautiful kitchen/diner boasts premium fixtures and fittings, sleek shaker-style cabinetry, integrated appliances, and double French doors that open seamlessly onto the rear garden—ideal for indoor-outdoor entertaining.

At the rear of the property is Bedroom One, a generously sized double room that is perfect for guests or multigenerational living. The main family bathroom is finished to showroom standard, completing the ground floor. Upstairs, there's one double bedroom, one office/storage room, both served by a stylish double shower room.

Step outside to the enclosed, landscaped rear garden, which features a low-maintenance paved seating area perfect for barbecues and gatherings. At the front of the property, there is a private driveway for off-road parking.

Mill Lane is situated within the village of Pinxton, where you'll find a range of shops, schools, and amenities. The nearby M1 and A38 road links provide easy access to Nottingham, Derby, Mansfield, and Chester.

With only three properties available, this boutique development offers exclusivity, quality, and long-term value. Whether you're seeking a peaceful retreat or a stylish base with excellent transport links, these homes deliver on every front.

### **\*\*AGENTS NOTE\*\***

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only and it must not be inferred that any item shown is included with the property.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

## Accommodation

Entrance Hall (5' 0" Max x 8' 6" Max) or (1.53m Max x 2.60m Max)

Lounge (12' 6" x 11' 10") or (3.80m x 3.60m)

Kitchen / Diner (10' 4" x 11' 10") or (3.15m x 3.60m)

Bedroom 1 (9' 4" x 13' 7") or (2.84m x 4.15m)

Bathroom (7' 7" x 6' 11") or (2.30m x 2.10m)

Loft Room (14' 7" x 14' 7") or (4.45m x 4.45m)

Store Room (9' 9" x 15' 11") or (2.98m x 4.85m)

Shower Room (5' 3" x 9' 3") or (1.60m x 2.83m)

## Services

Mains electricity, mains water, mains gas, mains drainage

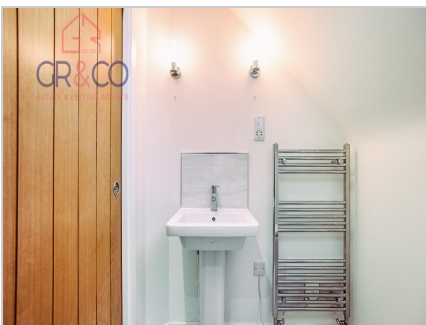
EPC Rating:95

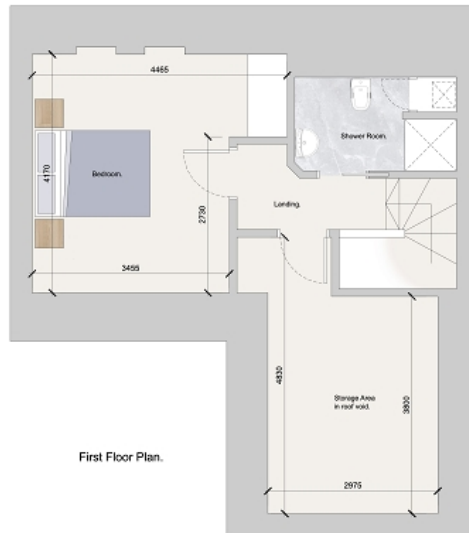
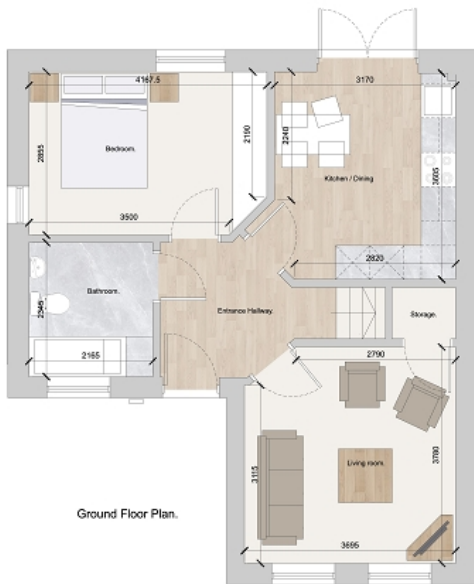
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.