



North Street
Pinxton Nottingham



Property Description

This is an opportunity to purchase this well maintained and presented semi-detached home in a village location. The reception hall has stairs off to first floor accommodation and access to the Lounge which has feature Adam style fire surround and double doors which provide access to the Dining Kitchen. The spacious dining kitchen, being the heart of the home has wall and base units and integrated oven and hob. To the first floor are two double bedrooms and family bathroom with three piece suite. Externally, the front of the property has a walled frontage with wrought iron double gates which provide access to the driveway. The large than average rear garden is laid to lawn with patio area. The property benefits from a gas heating system and double glazing throughout. Early viewing is recommended.

Reception Hall

Approached by a double glazed entrance door having radiator and stairs to first floor accommodation.

Lounge

13' 4" x 13' 11" (4.06m x 4.24m)

The first measurement excludes the double glazed bay window which overlooks the front elevation and provides natural lighting into the room. The focal point of this lounge is the feature Adam style fire surround with complementary hearth and backdrop incorporating an electric fire. Radiator and double doors open into the Dining Kitchen.

Dining Kitchen

9' 4" x 17' 6" (2.84m x 5.33m)

This spacious room is ideal for entertaining having double glazed french style doors opening out onto the rear garden. The kitchen area has a range of wall and base units with complementary works surfaces over incorporating a single drainer sink unit with mixer tap. Integrated four ring electric hob and oven with extractor hood over. Space for the fridge freezer, plumbing for the automatic washing machine and tile splash backs and floor. Double glazed window to the rear and radiator. An under-stair cupboard provides additional storage space.

Landing

Double glazed window to the side elevation, access to the available roof space and radiator.

Bedroom One

11' 10" x 12' 9" (3.61m x 3.89m)

Two double fitted wardrobes providing shelving and hanging space. An over stairs cupboard provides additional storage space, radiator and double glazed window to the front.

Bedroom Two

11' 2" x 9' 11" (3.40m x 3.02m)

Double glazed window to the rear, radiator and cupboard housing the Baxi gas heating boiler.

Bathroom

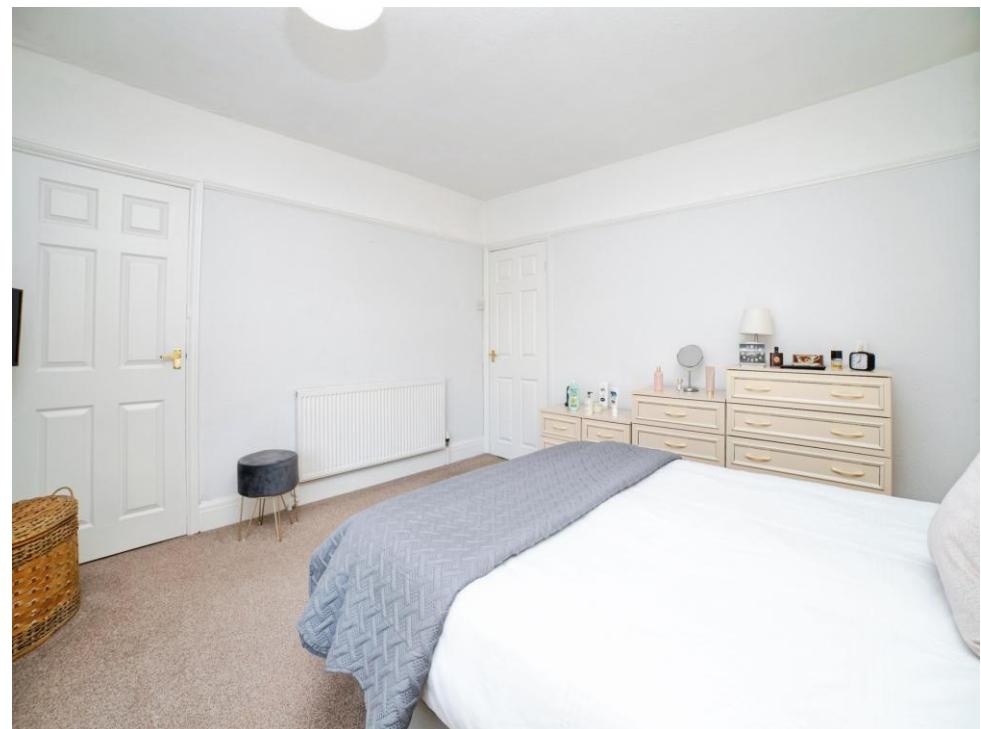
6' 9" x 7' (2.06m x 2.13m)

Three piece suite comprising of panel bath with shower over, wash hand basin and wc. Heated towel rail, tile walls and expelair. Double glazed window to the rear.

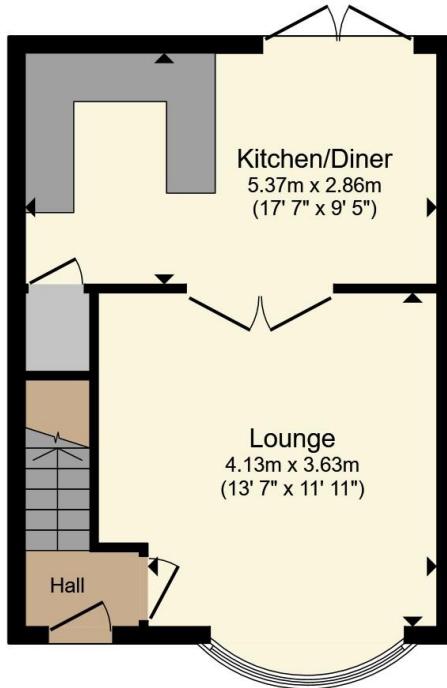
Outside

Externally the front of the property has walled frontage with double wrought iron gates opening to the driveway, which provides vehicle standing space. The rear garden being larger than average in size is laid to lawn with patio area and borders.

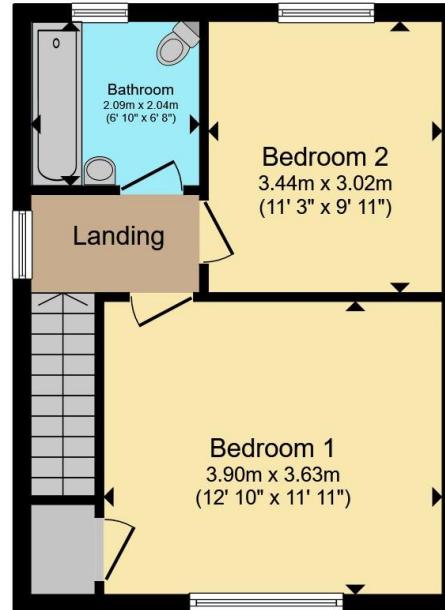








Ground Floor



First Floor

Total floor area 73.2 m² (787 sq.ft.) approx

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.propertybox.io



To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: D Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ALF103993

Tenure: Freehold



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk |
www.zoopla.co.uk**

Property Ref: ALF103993 - 0006