



Park Lane  
Pinxton NOTTINGHAM





# Park Lane Pinxton NOTTINGHAM NG16 6PR

for sale offers over  
**£200,000**



## Property Description

This well presented THREE bedroom detached house offered with no upward chain. Standing back from the road behind good off road parking on a corner plot, this property briefly comprises of to the first floor; inviting entrance hallway, downstairs W.C, breakfast kitchen, lounge and access internally to the garage. To the first floor are three good sized bedrooms with the main bedroom benefiting from an ensuite and further family bathroom. To the outside of the property is a well sized garden mainly laid with lawn. The property benefits from UPVC double glazing throughout as well as being gas centrally heated by combination boiler. Viewings are essential to appreciate the space on offer.

## Entrance Hallway

Accessed via UPVC door to the front leading into the hallway with double glazed window to the side elevation, stairs off to the first floor and door to:-

## Lounge

16' 4" x 8' 1" ( 4.98m x 2.46m )

Having double glazed window to the front elevation, laminate flooring, a radiator, coving to the ceiling and door into the kitchen.

## Kitchen

11' 3" x 9' 8" ( 3.43m x 2.95m )

Having matching wall and base units with work surfaces over inset stainless steel sink and drainer with mixer tap over, integrated electric oven with gas hob, tiled splashback, wall mounted boiler, vinyl flooring, double glazed window to the rear elevation and door into rear lobby.

## Rear Lobby

Having door to the rear elevation and doors off to the downstairs W.C and garage.

## Downstairs W.C

Having low level W.C, wall mounted wash hand basin, a radiator, double glazed window to the rear elevation and tiled flooring.



## First Floor Landing

Having carpet flooring, a radiator and airing cupboard.

## Bedroom One

13' 5" Max x 11' 2" Max ( 4.09m Max x 3.40m Max)

Having laminate flooring, double glazed window to the front elevation and a radiator.

## En Suite

Having walk-in shower with electric shower over, low level W.C, pedestal wash hand basin, tiled splashbacks and double glazed window to the side elevation.

## Bedroom Two

12' 8" x 8' 5" ( 3.86m x 2.57m )

Having laminate flooring, a radiator and double glazed window to the front elevation.

## Bedroom Three

11' 3" x 7' ( 3.43m x 2.13m )

Having laminate flooring, a radiator and double glazed window to the rear elevation.

## Bathroom

Having a panelled bath, low level W.C and pedestal wash hand basin, tiled splashbacks, vinyl flooring and double glazed window to the side elevation.

## Front

To the front of the property is gravelled drive providing off road parking and a laid lawn section wrapping round to the side leading to gate access to the rear.

## Rear

To the rear the garden is mainly laid to lawn with fenced and wall boundary.

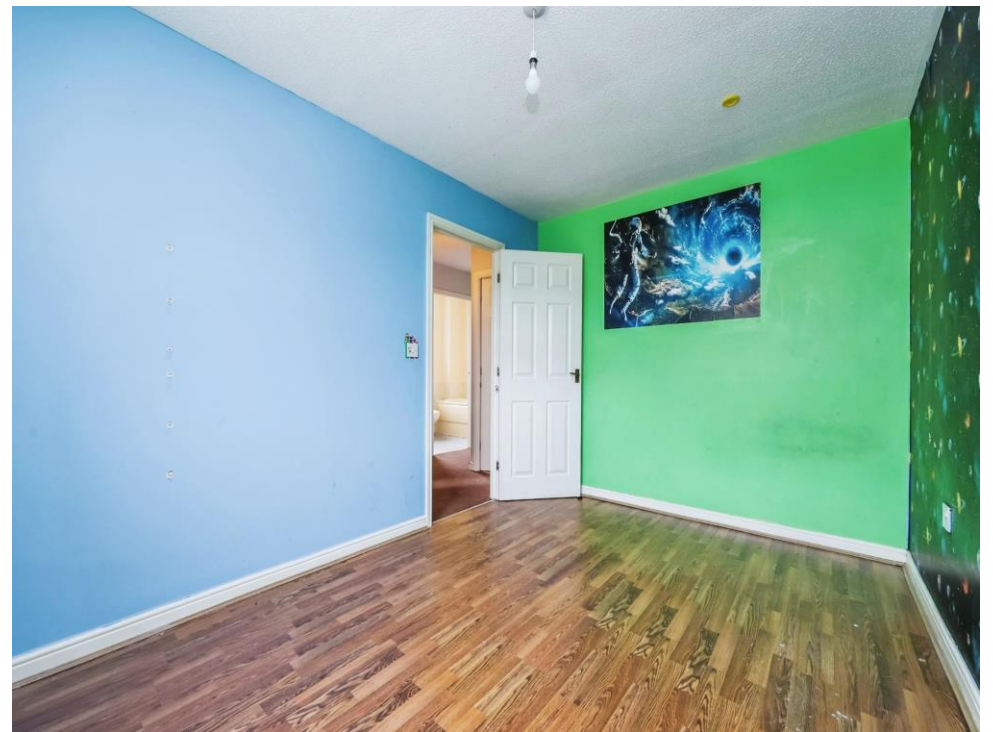
## Garage

16' 4" x 8' 5" ( 4.98m x 2.57m )

Having up and over door and internal door to the rear lobby.

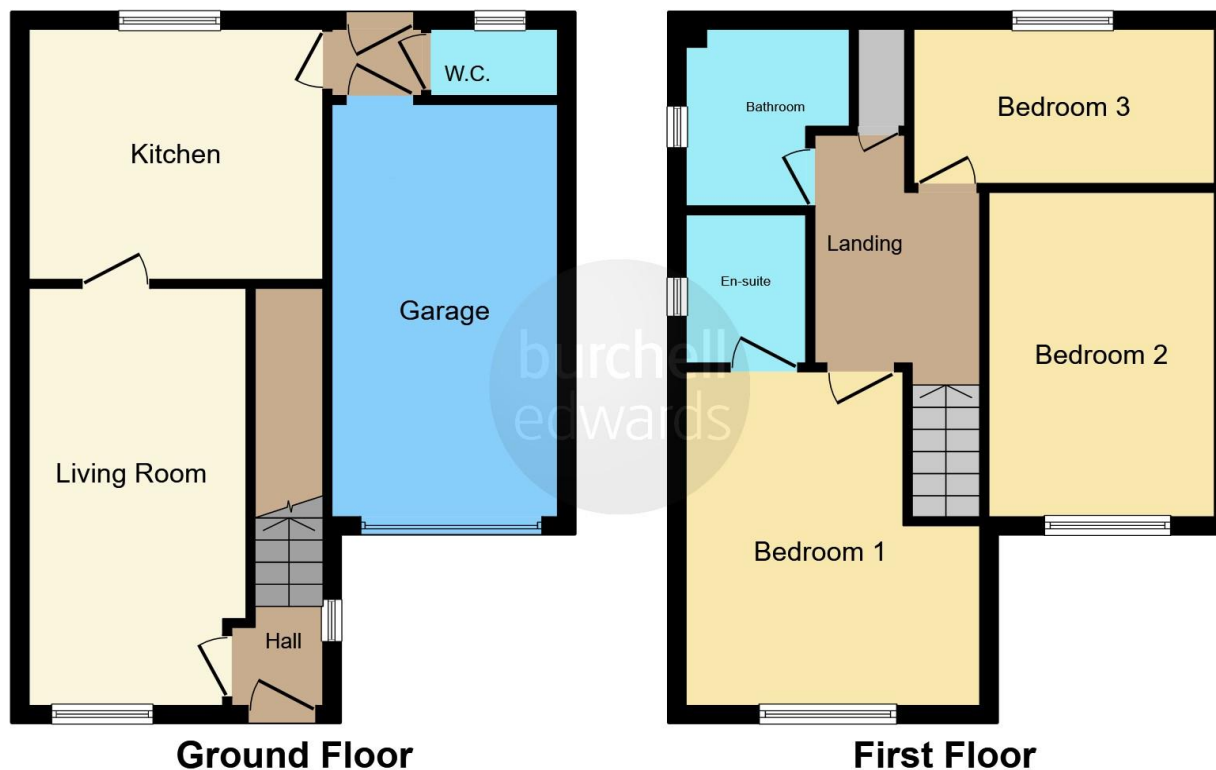












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EPC Rating: C

Tenure: Freehold

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