



£190,000

Town Street, Pinxton NG16 6JP

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Substantial Detached Family Home
- Lounge, Dining Room & Dining Kitchen
- Gas Central Heating & Double Glazing
- Three Double Bedrooms & Shower Room
- Viewing Recommended

## Property Description

A substantial Traditional style detached Family home which is offered for sale with no upward chain. The property has been well maintained throughout and as selling agents' we would strongly recommend an early inspection. Contact Derbyshire Properties to arrange a viewing.

## Main Particulars

Derbyshire Properties are pleased to offer to the market this spacious Traditional style detached family home which is offered for sale with no upward chain. The property has been well maintained by the owners and has gas central heating and double glazing. The accommodation briefly comprises; Entrance Hallway, Lounge, separate Dining Room and Dining Kitchen. On the first floor there are three double Bedrooms and Shower Room. Outside; the property has the benefit of off road parking and there is also an outdoor Utility Room.

### Ground Floor

#### Dining Kitchen

11'5 x 16'5 (3.49m x 5.02m) Extremely well appointed with an extensive range of antique pine fronted wall and base units with complementary work surfaces over incorporating a sink and drainer there is a built in electric oven and hob with extractor hood, uPVC double glazed window to the side elevation, large walk in pantry and uPVC double glazed window to the rear elevation.

#### Dining Room

11'11 x 11'11 (3.64m x 3.65m) Having a uPVC double glazed window to the side elevation, central heating radiator.

#### Lounge

13'11 x 11'10 (4.26m x 3.62m) With a uPVC double glazed window to the front elevation feature fireplace with inset log burner. Television point, central heating radiator.

### First Floor

#### Landing

A galleried landing with ornate balustrade and hand rail

#### Master Bedroom

11'9 x 15'10 (3.60m x 4.84m) With two uPVC double glazed windows to the front elevation, central heating radiator.

#### Bedroom 2

11'10 x 9'3 (3.63m x 2.84m) With a uPVC double glazed window to the side elevation, central heating radiator.

#### Bedroom 3

11'6 x 8'2 (3.52m x 2.50m) With a uPVC double glazed window to the rear elevation, central heating radiator.

#### Shower Room

Fitted with a white three piece suite comprising; double shower enclosure, low flush w.c. and pedestal wash hand basin. Tiling to the walls, central heating radiator and tiled floor.

#### Outside

#### Front Garden

To the front of the property there is a walled forecourt and a driveway extends along the side elevation providing ample off road parking.

#### Rear Garden

To the rear of the property there is a low maintenance garden and log store

#### Utility Room

Having a uPVC double glazed side entrance door, there is plumbing for an automatic washing machine and tumble dryer space. Wall and base units with inset stainless steel sink and drainer.

#### Council Tax

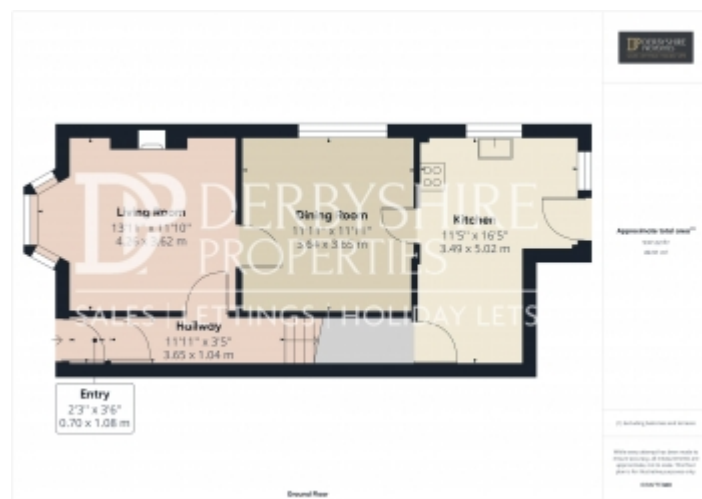
We understand that the property currently falls within council tax band C, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

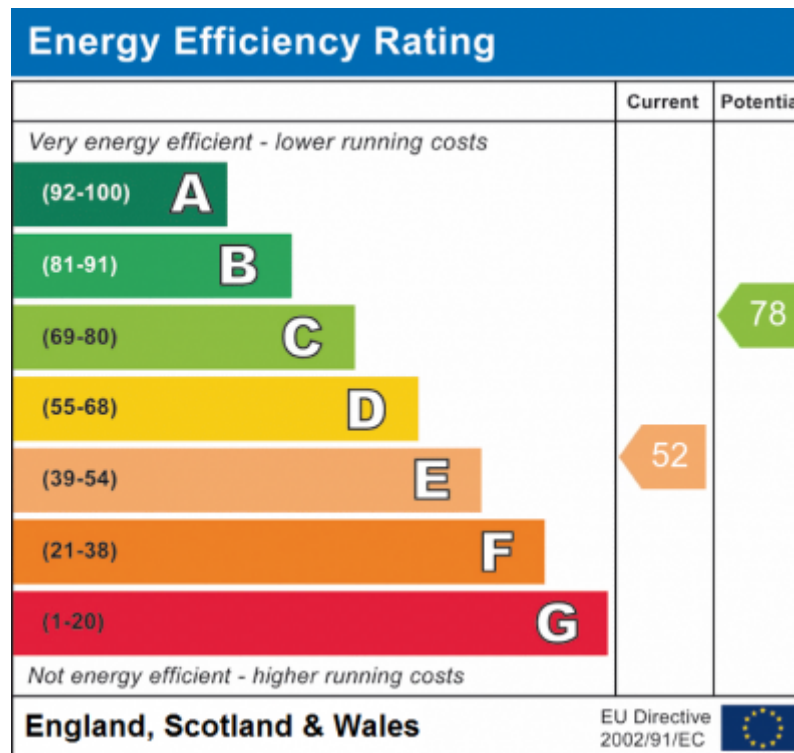






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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