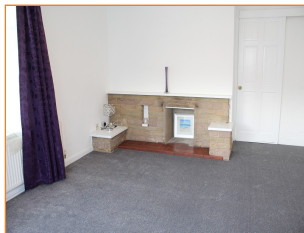
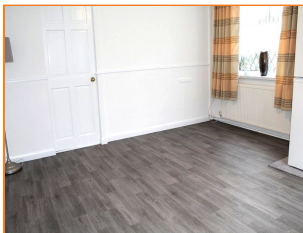


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King Street, Pinxton, £180,000

- DETACHED BUNGALOW
- TWO BEDROOMS
- DINING KITCHEN
- GARDENS AND GARAGE
- NO UPWARD CHAIN
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specific to the contrary interested parties should note that:- 1). These particulars are given without responsibility of Green & May Ltd or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; 2). Green & May Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; 3). The vendors or lessors and neither Green & May Ltd or any employee of Green & May Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; 4). VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessors must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice.

Green & May are delighted to offer to the market this detached bungalow with a garage and gardens to the front and rear. The property is being sold with no upward chain and would be ideal for a purchaser who is wanting to put their own stamp on this spacious bungalow. In brief the accommodation comprises: Entrance porch, spacious dining kitchen, box/store room, inner hallway, generous lounge with patio doors to the garden and feature fireplace, there are two bedrooms and a bathroom. Outside there is a walled garden to the front, driveway and garage to the side and garden to the rear. We would recommend viewing as soon as possible to avoid disappointment.

Within Pinxton there are local amenities and facilities to include a late opening Co-Op, general store, post office, doctors surgery, chemist, village hall, bus routes, fast food outlets and a primary school. The M1/A38 may be accessed at junction 28 which provides access to the surrounding centres of Nottingham, Derby, Chesterfield and Mansfield. Lying just off the A38 is The East Midlands Designer Outlet provides a range of shopping and restaurant facilities.

Accommodation

Side Porch (9' 07" x 5' 0") or (2.92m x 1.52m)

With plumbing for automatic washing machine.



Fitted Dining Kitchen (15' 07" x 12' 10") or (4.75m x 3.91m)

This is a good sized dining kitchen with a range of pine fronted units, single drainer stainless steel sink unit, central heating radiator, vinyl floor covering, appliance space, gas cooker point, double glazed windows and door.



Lounge (13' 0" x 12' 10") or (3.96m x 3.91m)

Widening to 17ft 6. With double glazed patio doors opening onto the rear garden, feature stone fireplace, two double glazed windows to the side elevation, central heating radiator and TV aerial connection point.

Inner Hall

With access to the loft space, cloaks cupboard and central heating radiator.



Bedroom 1 (12' 10" x 10' 09") or (3.91m x 3.28m)

With double glazed windows to the side and rear, dado rial, central heating radiator, built in wardrobe and two wall lights.



Bedroom 2 (10' 07" x 8' 11" Max) or (3.23m x 2.72m Max)

With double glazed windows to the side and rear elevations and central heating radiator.

Box Room (12' 11" x 4' 06") or (3.94m x 1.37m)

With double glazed window to the front elevation.



Bathroom

With three piece suite comprising: panel bath with shower over, pedestal wash hand basin, low level WC, cupboard housing the gas central heating boiler, heated towel rail and double glazed window to the side elevation.

Garage (19' 03" x 10' 02") or (5.87m x 3.10m)

With up and over door.



Outside

To the front of the property there is a boundary brick wall, lawn and mature flower beds. To the side there is a drive which provides off road car parking and access to the garage. The rear garden has a patio, lawn and well established flower and shrub borders.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B

Directions

For Satellite Navigation the Post Code is NG16 6NL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.