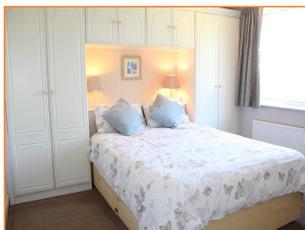


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Pinxton Lane, South Normanton, £275,000

- SPACIOUS DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- GARAGE AND GENEROUS GARDEN
- VIEWING IS A MUST
- ENERGY RATING D



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

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Green & May are delighted to offer to the market this detached family home with fantastic curb appeal! The property is presented in excellent decorative order and we would strongly recommend viewing as soon as possible, we think that this house would make an amazing home for a growing family. Briefly the accommodation comprises: Entrance hall, lounge/dining room with double glazed French door opening onto the rear garden. The kitchen has ample wall and base units and built in eye level oven and grill. Moving to the first floor there are three bedrooms and a chic shower room. The attic has an en-suite shower room. Would potential purchases please note that the attic does not have any building regulations. The property itself is situated on a very generous plot and a driveway and garage to the front and a paved seating area to the rear with steps down to the lawns and borders.

Within South Normanton there are a range of local facilities to include a late opening Co-op, general store, post office, petrol station, medical centre, chemist, fast food outlets, public houses, village hall, places of worship, bus routes and a range of schooling. The property is well placed for access to the M1/A38 for commuting to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides retail opportunities, restaurants and coffee shops.

Accommodation

Entrance Hall

With double glazed door to the front elevation, stairs rising to the first floor accommodation, central heating radiator and useful under stairs store.

Lounge / Dining room (23' 08" x 11' 10") or (7.21m x 3.61m)

This is a very spacious light and bright lounge/dining room with double glazed window to the front elevations, double glazed French doors opening onto the rear garden. The focal point to the room is the feature fireplace with fitted coal effect gas fire, wall lights, TV aerial connection point and two central heating radiators.

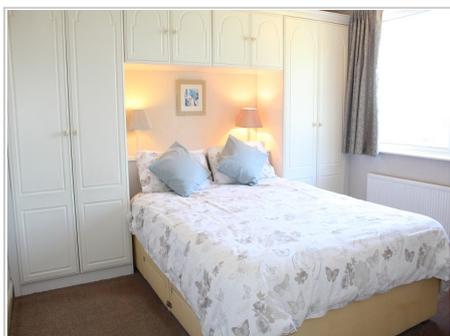


Fitted Kitchen (15' 06" x 8' 03") or (4.72m x 2.51m)

This is a lovely well planned kitchen with a comprehensive range of wall and base units incorporating drawers, square edged counter tops and complementary tiling to the walls and floor. There is an eye level built in oven and grill with gas hob with extractor over, single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, appliance space, double glazed window and door and central heating radiator.

Landing

With staircase to the attic.



Bedroom 1 (39' 1" x 28' 7") or (11.90m x 8.70m)

Plus wardrobe depth. With double glazed window to the front elevation, central heating radiator, coving to the ceiling and a range of fitted wardrobes and overhead cupboards.



Bedroom 2 (11' 04" x 10' 02") or (3.45m x 3.10m)

Plus wardrobe depth. With fitted wardrobes with dressing table, double glazed window to the rear elevation and central heating radiator.



Bedroom 3 (9' 07" x 7' 02") or (2.92m x 2.18m)

With coving to the ceiling, central heating radiator and double glazed window to the front elevation.



Shower Room

With three piece white suite comprising: shower cubicle, low level WC, wash hand basin with useful storage below, complementary tiling to the walls, heated towel rail, extractor fan and double glazed window to the rear elevation.



Attic (15' 08" x 11' 09") or (4.78m x 3.58m)

Room tapers off into roof slope With skylight window to the rear, central heating radiator and door to the en-suite shower room. Would potential purchasers please note that there are no building regulations for the attic

En - Suite Shower Room

With white three piece suite comprising: Tiled shower cubicle, low level WC wash hand basin and central heating radiator.

Garage (16' 03" x 9' 04") or (4.95m x 2.84m)

With remote controlled up and over door, light, power and personal door to the side.



Outside

The property is situated on a generous plot with patio/seating area, steps lead to the lawns with decorative well established plants and shrubs. To the front there is a driveway which provides off road car parking and access to the single garage.

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 drainage, mains gas

EPC Rating:60

Tenure

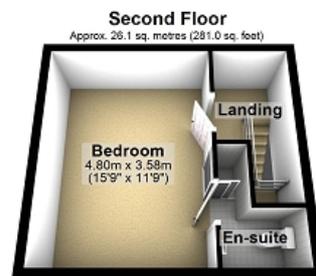
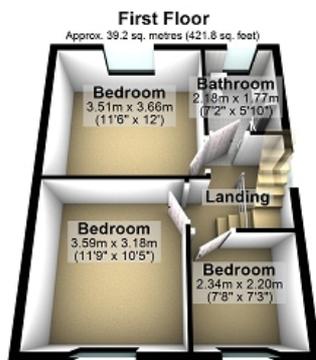
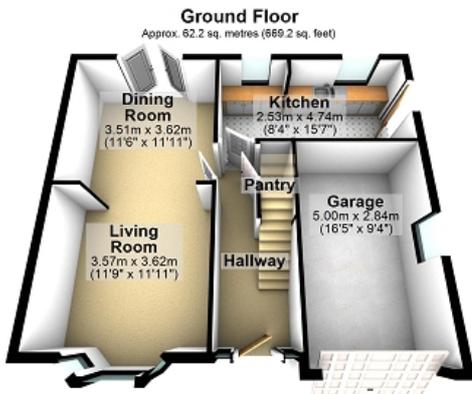
We are informed that the tenure is Freehold

Council Tax

Band C

Directions

For Satellite Navigation the Post Code is DE55 2DU



Total area: approx. 127.5 sq. metres (1372.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.