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## Acer Close, Pinxton, £230,000

- THREE BEDROOM DETACHED
- COUNTRYSIDE VIEWS TO THE REAR
- CONSERVATORY
- CUL-DE-SAC POSITION
- MUST BE VIEWED
- ENERGY RATING C



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Green & May are delighted to offer to the market this detached home in this popular established location. We do recommend viewing as soon as possible to avoid disappointment. Internally the accommodation briefly comprises: Entrance hall, lounge with log burning stove, dining room with double doors to the conservatory and a fitted kitchen with a range of wall and base units, built in oven, hob and extractor fan. To the first floor there are three bedrooms and a bathroom. To the outside there is a block paved driveway to the front and to the rear there is an enclosed garden with seating area and artificial turf. There are also far reaching countryside views to the rear.

With Pinxton there is a late opening Co-Op, general store, post office, doctors surgery, chemist, village hall, fast food outlets, public houses. The M1/A38 is accessed at junction 28 providing access to the surrounding centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is the East Midlands Designer Outlet providing a further selection of retail opportunities.

## Accommodation

### Entrance Hall

With double glazed door to the front elevation, with coving and artex to the ceiling, central heating radiator and stairs rising to the first floor accommodation.



### Lounge (13' 10" x 10' 08") or (4.22m x 3.25m)

The focal point to this delightful lounge is the feature brick fireplace with log burning stove, laminated flooring, dado rail, artex and coving to the ceiling, central heating radiator, TV aerial connection point, archway to the dining room and double glazed window to the front elevation.

### Dining Room (8' 07" x 8' 03") or (2.62m x 2.51m)

With archway to the lounge, coving to the ceiling, central heating radiator and double glazed French doors opening into the conservatory.



### Conservatory (10' 08" x 7' 01") or (3.25m x 2.16m)

With double glazed doors to the rear garden and tiled floor.

### Fitted Kitchen (9' 08" x 7' 11") or (2.95m x 2.41m)

With a range of wall and base units, incorporating drawers, contrasting high gloss work surfaces, complementary tiling to the walls, one and a quarter bowl composite sink unit with mixer tap. plumbing for automatic washing machine, built in oven and electric hob with extractor over, double glazed window and door to the rear.

### Landing

With built in cupboard housing the central heating boiler, double glazes window to the side, coving to the ceiling and access to the loft space.



### Bedroom 1 (10' 09" Max x 10' 03" Max) or (3.28m Max x 3.12m Max)

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



### Bedroom 2 (10' 06" Max x 9' 06") or (3.20m Max x 2.90m)

Plus recess. With double glazed window to the rear elevation, laminated flooring and central heating radiator.



### Bedroom 3 (6' 09" Max x 6' 06") or (2.06m Max x 1.98m)

With double glazed window to the front elevation, bulk head, central heating radiator and laminated flooring.

## Bathroom

With white three piece suite comprising: shaped bath with shower and glazed screen, low level WC, wash hand basin with cupboard below, complementary tiling to the walls and floor, extractor fan, heated towel rail and double glazed window.

## Workshop (15' 11" x 8' 01" ) or (4.85m x 2.46m)

With double doors to the front, double glazed window to the rear elevation, light and power.



## Outside

To the rear of the property there is a delightful garden to the rear, which is laid over three levels with countryside views to the rear. There is a paved seating area with external lighting, artificial turf and steps lead to the further artificial lawn. To the front there is a block paved driveway providing off road car parking and well established decorative 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:71

## Tenure

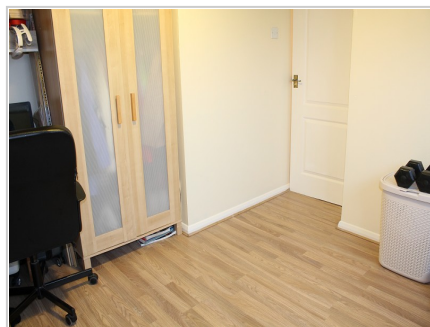
We are informed that the tenure is Freehold

## Council Tax


Band B

## Directions

For satellite navigation the post code is NG16 6BR.



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.