

King Street, Pinxton, Nottingham, Derbyshire NG16 6NL

£825 pcm

J28 Sales & Lettings

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PROPERTY SUMMARY

Discover this charming two-bedroom semi-detached house in the heart of Pinxton, offering the perfect blend of comfort and style. Thoughtfully updated with a brand new kitchen and bathroom, this home boasts fresh décor and new carpets throughout, creating a bright and welcoming atmosphere. Enjoy the flexibility of two spacious reception rooms, ideal for both relaxing and entertaining guests. The fully enclosed rear garden provides a private outdoor space, perfect for family gatherings or quiet moments in the fresh air. This property combines modern finishes with practical living in a sought-after location. Don't miss the opportunity to make this beautifully presented house your new home.

POINTS OF INTEREST

- Two Bed Semi-Detached House
- Two Reception Rooms
- New Kitchen & Bathroom
- New Carpets & Freshly Decorated Throughout
- Fully Enclosed Rear Garden











ROOM DESCRIPTIONS

Lounge
Accessed from the front elevation via a part glazed uPVC door. With carpet flooring, radiator, decorative ceiling light and door leading to dining room. Benefitting from a feature fireplace.

Dining Room
With carpet flooring, radiator, decorative ceiling light and uPVC window to rear elevation. Benefitting from a feature fireplace. Doors leading to kitchen and stairs.

Kitchen
Fitted with a new kitchen. Having wall and base units with square edge work surfaces incorporating a stainless steel sink/drainer having mixer tap. Space and plumbing for washing machine. Plumbing for gas cooker. Cushioned vinyl flooring, pendant lighting and uPVC window to side elevation. Part glazed uPVC door giving access to rear garden.

Stairs & Landing
With carpet flooring, pendant lighting and doors leading to all upstairs room.

Bedroom One
With carpet flooring, radiator, pendant lighting and uPVC window to front elevation.

Bedroom Two
With carpet flooring, radiator, pendant lighting and uPVC window to rear elevation. Benefitting from a built in cupboard providing additional storage.

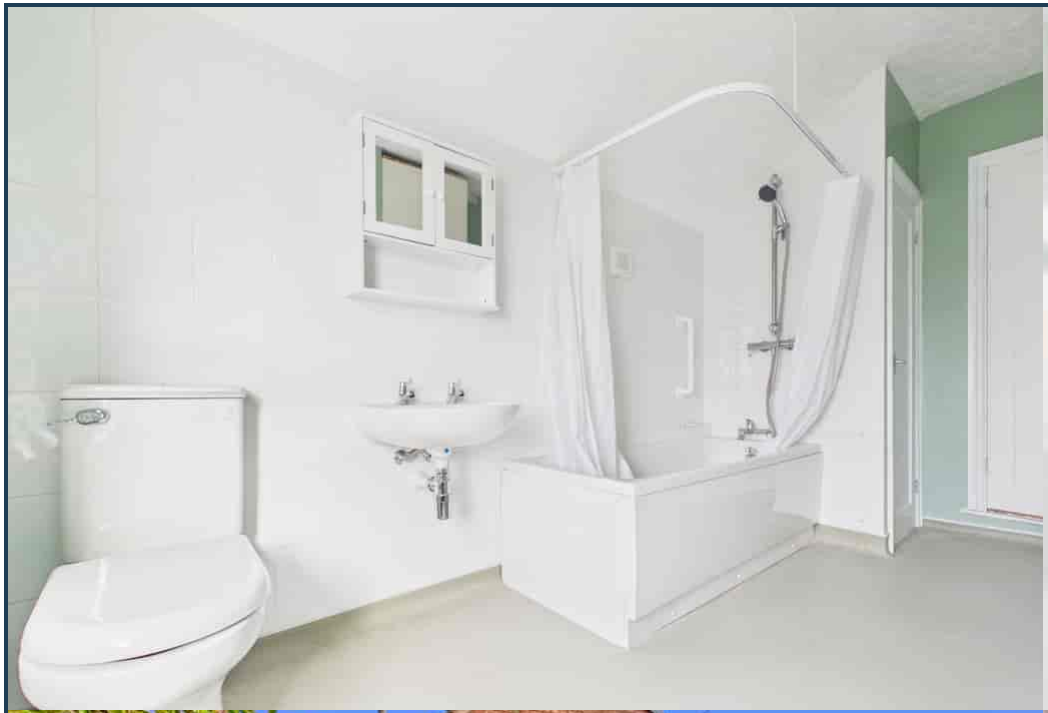
Bathroom
Fitted with a white three piece suite comprising a low flush WC, hand wash basin and panel bath having mains fed shower over. With specialised flooring, radiator, part tiled walls, ceiling light and obscure uPVC window to rear elevation. Benefitting from a built in cupboard providing additional storage.

Outside
The front of the property is neatly enclosed, adding character while providing a defined and private entrance space. The rear is fully enclosed with a patio area providing seating to enjoy the summer evenings. Benefitting from an outbuilding proving additional storage and an outside WC with lighting.

MATERIAL INFORMATION

Parking Types: None.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

EPC Rating: D (68)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No









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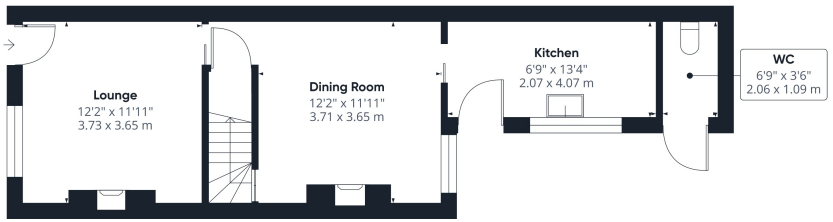
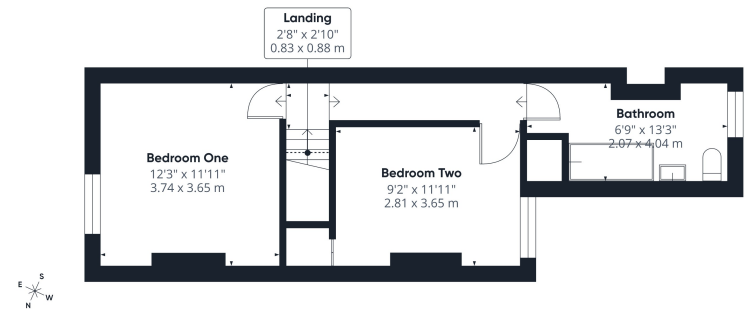


Floor 0



Floor 1

Approximate total area(1)

830 ft²

77.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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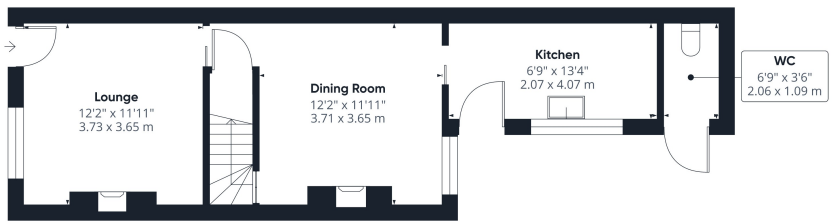

Floor 0

Approximate total area(1)

443 ft²

41.2 m²

(1) Excluding balconies and terraces

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