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## Lambcroft Road, Pinxton, £155,000

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- GARAGE AND CONSERVATORY
- GENEROUS PLOT
- NO UPWARD CHAIN
- ENERGY RATING D



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Green & May are delighted to offer to the market this modern semi detached bungalow with a driveway, garage and a spacious lawned garden to the rear. The property is being sold with no onward chain and we would recommend viewing as soon as possible. Internally the accommodation comprises: Lounge with feature fireplace for an electric fire, fitted kitchen, conservatory, two bedrooms and a shower room. Outside there is a generous gardens to the rear and a driveway and garage.

Within Pinxton there are local facilities to include a late opening Co-op, general store, post office, doctors surgery, chemist, village hall, fast food outlets and a primary school. The M1/A38 may be accessed at junction 28 which provides transport links 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



### Lounge (16' 01" x 10' 10") or (4.90m x 3.30m)

This is a light and bright room with double glazed window and door to the front elevation, central heating radiator, TV aerial connection point, coving to the ceiling. The focal point to the room is the feature fireplace for an electric fire.



### Fitted Kitchen (10' 10" x 6' 10") or (3.30m x 2.08m)

With wall and base units incorporating drawers, contrasting rolled edged work surfaces, complementary tiling to the walls, inset one and a quarter stainless steel sink unit with mixer tap, plumbing for automatic washing machine, electric cooker point and extractor fan over. There is a double glazed window to the conservatory and appliance space.



### Conservatory (9' 05" x 7' 09") or (2.87m x 2.36m)

With double glazed windows and door to the rear garden, tiled floor and central heating radiator.



### Bedroom 1 (9' 0" x 8' 0") or (2.74m x 2.44m)

Plus wardrobe depth. With double glazed window to the front elevation, central heating radiator, coving to the ceiling and fitted wardrobe with matching overhead cupboards.



## Bedroom 2 (9' 00" x 7' 00" ) or (2.74m x 2.13m)

With double glazed window to the rear elevation and central heating radiator.



## Shower Room

With white three piece suite comprising: Shower cubicle, low level WC, wash hand basin with cupboards and drawers below, complementary tiling to the walls and floor, access to the loft space, central heating radiator and double glazed window.

## Garage (19' 02" x 7' 09" ) or (5.84m x 2.36m)

With up and over door and personnel door to the side.



## Outside

To the rear of the property there is a generous garden with two lawned areas and well established flower and shrub borders. To the front there is a further lawn and a driveway which provides off road car parking and access to the single garage.

## Viewing Arrangements

### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

### Tenure

We are informed that the tenure is Freehold

### Council Tax

Band A

### Directions

For Satellite Navigation the Post Code is NG16 6QL

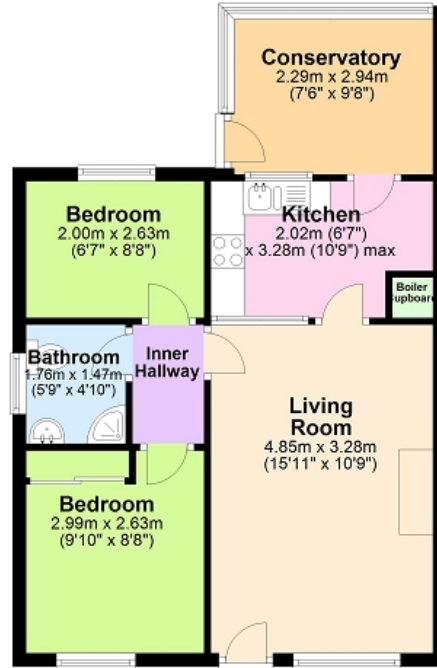
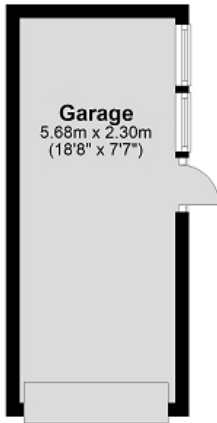


### Ground Floor

Approx. 48.8 sq. metres (525.7 sq. feet)

### Garage


Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 48.8 sq. metres (525.7 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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.