



## 2 bed cottage to buy in NG16

Kirkby Lane, Pinxton, Nottingham,  
Nottinghamshire, NG16 6HW

**£120,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Two spacious bedrooms
- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Stylish kitchen
- ✓ Low maintenance garden
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

This delightful and well presented cottage is full of character and ready for its next chapter, offered for sale with no upward chain. Step inside to find a cosy lounge, a modern fitted kitchen and a stylish downstairs bathroom, all beautifully maintained and ready to move straight into. Upstairs, there are two spacious bedrooms, offering comfortable and inviting spaces to unwind. Outside, you'll find a small, low maintenance front garden, perfect for relaxing with a morning coffee, along with off road parking, a rare and convenient bonus for this style of home. Tucked away in a lovely position, this cottage would make a wonderful first home, downsizers retreat or investment. A true gem and viewing is highly recommended.

As the property is of single brick construction, buyers are advised to carry out their own due diligence in relation to securing finance prior to purchase.

Lounge 3.90m (12' 10") x 3.67m (12' 0")

Cosy lounge with beamed ceiling situated to the front elevation.

Kitchen 3.91m (12' 10") x 2.05m (6' 9")

Modern kitchen featuring base and wall units.

Bathroom 2.41m (7' 11") x 1.53m (5' 0")

The modern stylish bathroom comprises of free standing bath with mixer tap shower head, wc and pedestal wash basin.

Bedroom one 3.70m (12' 2") x 3.84m (12' 7")

Bedroom one is situated to the front elevation and houses the central heating boiler.

Bedroom two 3.24m (10' 8") x 3.88m (12' 9")

Bedroom two is situated to the rear elevation and offers two storage cupboards.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Cottage

Parking: Off Street, Driveway

Year built: 1797

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: Yes

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

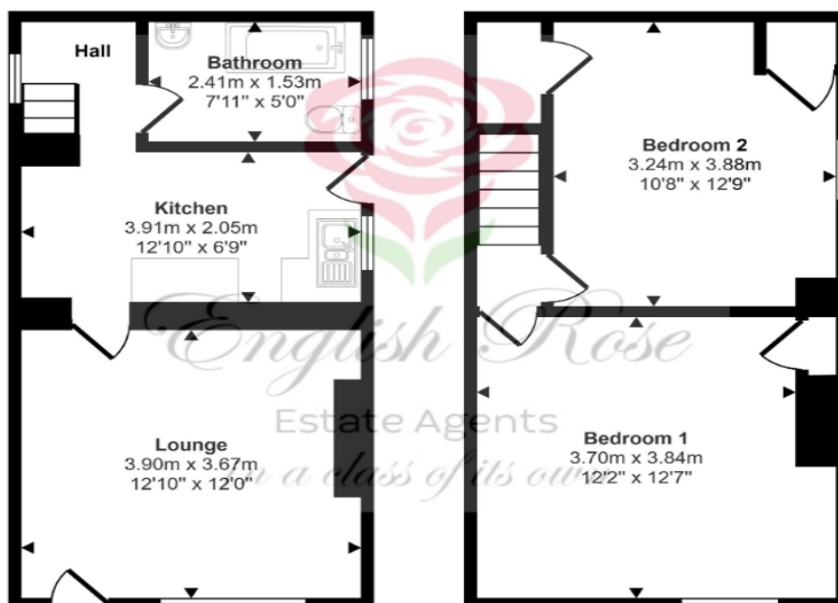
Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area  
63 sq m / 683 sq ft



Ground Floor  
Approx 31 sq m / 333 sq ft

First Floor  
Approx 33 sq m / 350 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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