BRICKS + MORTAR



North Street, Kimberley
Nottingham, NG16 2PN

With no upward chain, vacant possession, white goods included and rated 'A' for Council Tax, this home represents great value for money. Located on a quiet cul-de-sac on the edge of countryside, this would make a perfect starter home or home for a growing family. We love the extensive garden, which has an outside bar and seating area, dining patio, lawn, shed and separate building with WC.

On the ground floor there is a lounge and breakfast kitchen. To the first floor are two double bedrooms and the family bathroom. A lockable alley leads through to the aforementioned rear garden and there is on-street parking in front of the home.

Kimberley is a small town located to the west of Nottingham, with excellent road links on the A610 and M1, making it a great base for commuters. Locally, there are several popular schools, shopping facilities including a Sainsbury's supermarket and - at the nearby Giltbrook retail park - the large Ikea and multiple other large retailers and restaurants.

- No upward chain
- Council Tax band A
- Perfect starter home or home for growing family
- Dining patio, shed and garden WC
- Vacant possession
- New boiler 2021 with 10 year warranty
- uPVC double-glazing
- White goods included
- Towards end of cul-de-sac on edge of countryside
- Garden with outside bar and seating area

Offers over £150,000

North Street, Kimberley, Nottingham, NG16 2PN

Front of the home
This attractive mid-terrace red brick house has uPVC double glazing and arched brickwork over the front door. A lockable gate on the left leads through to the rear garden. Enter the home through the part-glazed uPVC front door.

Lounge
14'11" x 12'9" (4.55 x 3.9)
The spacious carpeted lounge has a high ceiling with two light fittings, radiator and under-stairs cupboard. The focal point is the gas fire, with marble hearth and surround and a decorative wooden mantelpiece. The tall south-facing window brings lots of natural light pouring in. To the right of the fireplace is an alcove with fitted shelving and meter cupboard below. We love the distinctive double wooden doors with stained glass windows, which open into the breakfast kitchen.

Breakfast Kitchen
12'9" x 7'10" (3.9 x 2.4)
Another room with a high ceiling, this has oak beams and a light fitting. On the left is a full-width breakfast bar with space for 2-3 stools below. There are cupboards and shelving above - including a boiler fitted in 2021, which still has 6 years remaining on the warranty.

On the right, the worktop has tiled splashbacks. Above are good quality wooden cupboards which are circa 100 years old and are a lovely feature. Below the worktop is some shelving, a fitted wine rack and space for a refrigerator and freezer.

Opposite is another worktop with integral stainless steel sink and drainer with chrome mixer tap. There are more original cupboards below, with space and plumbing for a washing machine. To the right is space for a gas oven. The kitchen has a tiled floor and a half-glazed uPVC door leads out to the rear garden.

Stairs to first floor landing
Carpeted stairs with a handrail on the left lead up to the first floor landing, with two ceiling light fittings and a loft hatch overhead. On the left is an original full-height cupboard with plenty of shelving. Matching doors with brass handles lead into the two double bedrooms and family bathroom.

Bedroom One
10'5" x 9'4" (3.2 x 2.85)
A light and airy room with tall south-facing window, this room has a full-width, full-height wardrobe on the far wall with sliding mirrored doors. The room is carpeted and has a radiator, ceiling light fitting and over-stairs cupboard. This cupboard has cleverly been set up as a home office space with large desk shelf.

Bedroom Two
12'1" x 9'4" (3.7 x 2.85)
This spacious double bedroom at the rear has far-reaching views from the large window. The carpeted room includes an original iron fireplace which is now used for display, as well as a radiator and ceiling light fitting.

Bathroom
9'0" x 6'2" (2.75 x 1.9)
The roomy bathroom has a bath with distinctive tiled surround and cute wooden alcoves below. There is a mains-fed shower over and shower curtain rail. The room also includes a pedestal ceramic sink, ceramic WC, frosted double-glazed window, laminate flooring, radiator and ceiling light fitting.

Store/Outhouse
9'4" x 6'4" (2.85 x 1.95)
The very useful brick-built outhouse has plenty of space for storage as well as a ceiling light fitting, power and a window. It has potential to be converted into a spacious home office.





Rear Garden

The superb multi-zone garden has a dining patio beside the kitchen, a covered bar area, seating and a long lawn with a shed at the end of the garden. There is also a useful garden WC building.

Accessed from the kitchen and via the alley, there is space on the right beside the outhouse for a 4-6 seater dining table, with an external light above the arched entrance to the alley. A path to the garden passes between the outhouse and WC building (which includes lighting).

A tiled floor denotes the entertainment zone, with covered bar and a pergola over the seating area and entrance to the long lawn. It's a great space to relax and enjoy time with friends and family. The lawn has a picket fence to the left and timber fence on the right, with a timber shed at the far end. The garden is long and stretches well away from the house, so gets the sun all day long. Planted within the lawn is a honey locust tree and this is a quiet garden - the only sound we heard was birdsong - with a lovely open feel.

Disclaimer

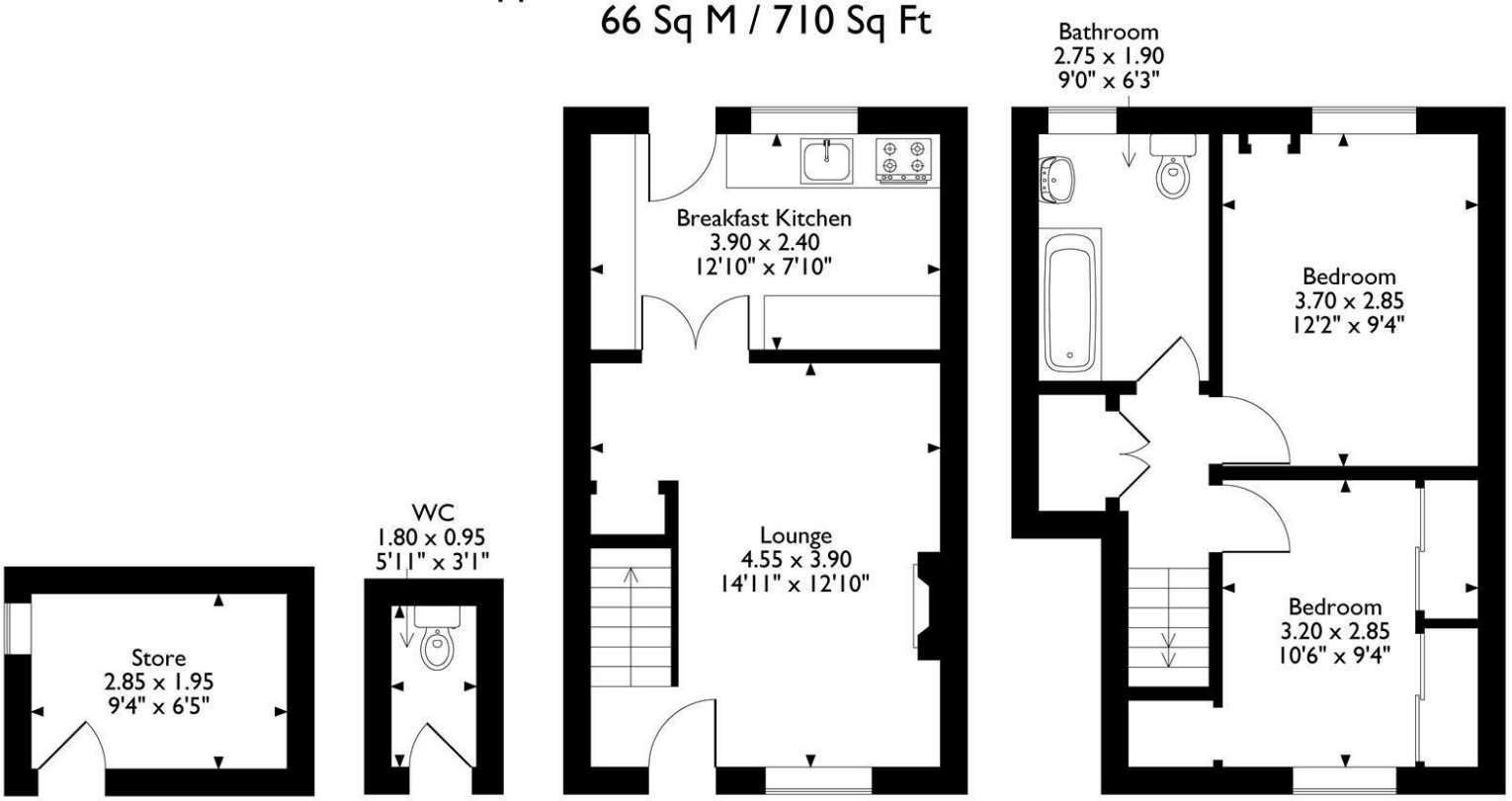
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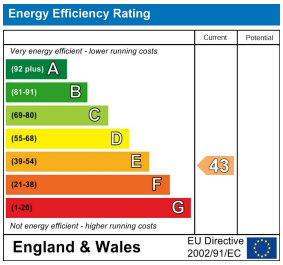


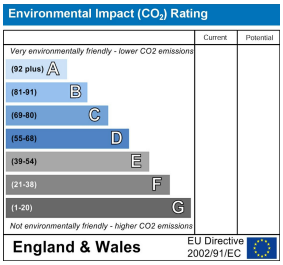
28 North Street
Approximate Gross Internal Area
66 Sq M / 710 Sq Ft



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