

HoldenCopley

PREPARE TO BE MOVED

Engine Lane, Newthorpe, Nottinghamshire NG16 3PX

£160,000

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IDEAL FOR FIRST TIME BUYERS OR INVESTORS...

This well-presented two-bedroom semi-detached house is a move-in ready home, ideal for first-time buyers seeking comfort, space, and convenience. Situated in a popular location, the property is within easy reach of local shops, schools, and excellent commuting links. The ground floor features an entrance hall leading to a cosy living room with a log burner - a comfortable space to relax. To the rear, there's a modern kitchen with a breakfast bar, as well as a modern three piece family bathroom suite. Upstairs, the first floor is home to two double bedrooms. Outside, the front of the home provides a driveway with ample off-road parking and a planted area. To the rear is a low-maintenance garden with a raised decked seating area and pergola, a useful shed and outhouse - ideal for entertaining or enjoying the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Living Room With Feature Log Burner
- Modern Fitted Kitchen & Breakfast Bar
- Ground Floor Three Piece Bathroom Suite
- Double Driveway
- Low Maintenance Rear Garden
- Ideal For First Time Buyers
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'0" x 3'8" (1.24 x 1.14)

The entrance hall has wood-effect flooring, carpeted stairs, a vertical radiator, and a UPVC door providing access into the accommodation.

Living Room

13'3" x 11'10" (4.05 x 3.62)

The living room has wood-effect flooring, a feature log burner in a recessed chimney breast alcove with a hearth and wooden mantel, a radiator, and a UPVC double-glazed window to the front elevation.

Hallway

6'11" x 2'6" (2.11 x 0.78)

The hallway has tiled flooring and a single door leading out to the rear garden.

Kitchen

10'4" x 8'5" (3.15m x 2.57m)

The kitchen has a range of fitted base and wall units with rolled edge worktops and a breakfast bar, a stainless steel sink with a movable mixer tap and drainer, an integrated oven and electric hob with an angled extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, partially tiled walls, a vertical radiator, and two UPVC double-glazed windows to the rear elevation.

Bathroom

5'8" x 5'4" (1.73m x 1.63m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld and overhead shower fixture, wood-effect flooring, partially wood-effect walls, a chrome heated towel rail, an extractor fan, and two UPVC double-glazed obscure windows to the side and rear elevation.

FIRST FLOOR

Landing

7'11" x 2'9" (2.41m x 0.84m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, a built-in storage cupboard, and access to the first floor accommodation.

Master Bedroom

11'10" x 11'11" (3.61m x 3.63m)

The main bedroom has carpeted flooring, a vertical radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'10" x 8'8" (3.61m x 2.64m)

The second bedroom has wood-effect flooring, a vertical radiator, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a planted area, gated access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a low-maintenance garden with a raised decked seating area, a pergola, an outbuilding, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

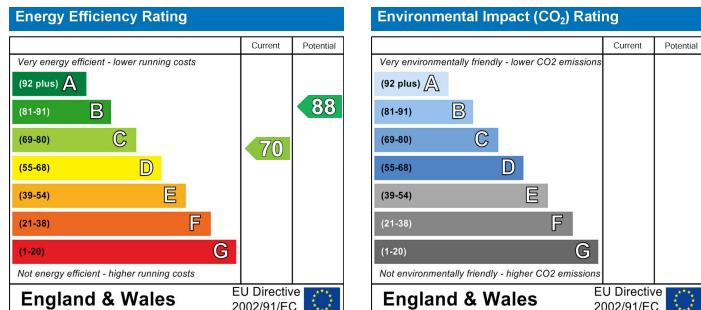
The vendor has advised the following:

Property Tenure is freehold.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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