



Offers In The Region Of £170,000 Freehold

11 ALFRED STREET | PINXTON | NOTTINGHAM | NG16 6NQ

**BuckleyBrown**  
ESTATE AGENTS

**STEP ONTO THE LADDER.** Situated on Alfred Street in the popular village of Pinxton, Nottingham, this attractive semi-detached home presents an excellent opportunity for first-time buyers and investors alike. Conveniently positioned close to local amenities, schools, and transport links, the property offers both practicality and a strong sense of community.

The ground floor welcomes you into two well-proportioned reception rooms, providing flexible living space ideal for relaxing, dining, or entertaining. The layout flows naturally from room to room, creating a comfortable and functional living environment. To the rear, the kitchen is well equipped for everyday use, offering a practical space for meal preparation and family gatherings. Completing the ground floor is a handy WC.

Upstairs, the home offers three bright and spacious bedrooms, each providing a comfortable retreat with plenty of natural light. A four-piece bathroom suite serves the first floor, offering both convenience and functionality for daily living.

Externally, the property benefits from a manageable rear garden, perfect for enjoying outdoor time, entertaining during the warmer months, or adding your own personal touches. Offering privacy while remaining part of a friendly residential setting, this home is a fantastic option for those looking to step onto the property ladder or add to their investment portfolio.

Call now to book your viewing!





**Living Room 12'11" x 11'6"**

Carpeted reception room with a central heating radiator and dual aspect windows to the front and side elevations.

**Dining Room 12'11" x 10'2"**

Versatile reception room with laminate flooring, central heating radiator and french doors opening to the rear.

**Kitchen 6'4" x 14'7"**

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the side.

**Landing**

With leading access into;

**Bedroom One 12'11" x 11'6"**

Carpeted flooring, central heating radiator and a window to the front elevation.



**Bedroom Two/Office 9'6" x 5'11"**

Carpeted flooring, central heating radiator and a window to the front elevation.

**Bedroom Three 6'4" x 9'0"**

Carpeted flooring, central heating radiator and a window to the side elevation.

**Bathroom 9'6" x 6'1"**

Four piece suite comprising of a hand wash basin, low flush WC, bath and a separate shower. Window to the rear elevation.

**Outside**

Low maintenance frontage with a hedge and pathway leading to the front door. To the rear you will find an expansive lawn, decked seating area and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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