



25 Westland Drive, Pinxton, NG16 6RD

Guide Price **£220,000**

DavidJames
the estate agent



25 Westland Drive

Pinxton, Nottingham

Well-presented detached bungalow in Pinxton. 2 double bedrooms, spacious lounge with laminate flooring, feature fireplace, modern kitchen with integrated appliances. Tranquil garden room, fully tiled shower room/WC. Gas central heating, UPVC double glazing, alarm system. Low-maintenance rear garden with patio, tiered borders. Tandem driveway, garage, EV charging point.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well presented detached bungalow
- Two double bedrooms
- Lounge with laminate flooring and feature fireplace with multi-fuel burner
- Modern kitchen with a range of deep blue panelled units and integrated oven, hob, extractor, fridge/freezer and dishwasher
- Garden room to the rear of the property with French doors leading to the rear garden
- Modern fully tiled shower room/Wc with washbasin set to a vanity units and walk-in shower area with electric shower
- Gas central heating, UPVC double glazing, alarm system
- Enclosed low maintenance rear garden with patio area and tiered borders
- Tandem driveway provides ample off road parking, garage, EV charging point









Floor 0 Building 1

Approximate total area⁽¹⁾

75.3 m²

811 ft²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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