



7 Newcastle Street, Huthwaite

£115,000 Freehold

Three bedroom end terrace with lounge, dining room, modern kitchen, tiled bathroom, enclosed rear garden, on-street parking. New decor and flooring. Great location near M1 J28.

Council Tax band: TBD | Tenure: Freehold | EPC: D

This well-presented three-bedroom, three floors, one-bathroom end-of-terrace property is offered to the market with vacant possession.

The property comprises a bright and spacious reception room, benefitting from a large window that allows for plenty of natural light, creating a warm and welcoming living space. A neutral décor and soft carpeting enhance the sense of comfort, making it an attractive and practical environment for tenants.

To the rear, the contemporary kitchen is fitted with modern wooden cabinetry, a stylish tiled backsplash, and integrated appliances including an oven and gas hob. With ample worktop space and a convenient layout adjoining the dining area, the kitchen is well-suited for everyday use.

Upstairs, the property offers three well-proportioned bedrooms, each enjoying good natural light and built-in storage options. The family bathroom is on the ground floor and fitted with a bath and overhead shower, complemented by neutral tiling and a frosted window for privacy.

Externally, the property features an attractive stone-clad façade and a front garden area, enhancing kerb appeal. The end-of-terrace position provides additional privacy, while the overall plot remains low-maintenance.

The property is well-maintained throughout and benefits from modern heating and practical features, making it a reliable, ready-made addition to any rental portfolio.

Early enquiry is recommended to secure this turnkey investment opportunity.





Lounge

12' 1" x 12' 0" (3.68m x 3.67m)

The lounge is a welcoming sitting area with two sofas positioned around a central carpet, offering a warm and inviting space for relaxation. A large window fills the room with natural light, and neutral décor provides a versatile backdrop for furnishings.

Kitchen / diner

14' 10" x 12' 0" (4.52m x 3.67m)

The kitchen/diner combines cooking and dining areas seamlessly, with a vinyl floor extending through the kitchen workspace. Light wood cabinetry contrasts against black tiled splashbacks, and integrated appliances include an oven and hob. With space for a dining table is placed by the window, allowing light to brighten mealtimes and providing a pleasant view to the rear garden.



Utility Room

10' 7" x 5' 11" (3.22m x 1.81m)

This utility room offers a practical space adjacent to the kitchen, fitted with a stainless steel sink and enough room for additional appliances such as a fridge and freezer. The window provides natural light, and the tiled flooring continues the practical and easy-to-clean theme.





Bathroom

7' 10" x 4' 11" (2.40m x 1.51m)

A fitted bathroom featuring a contemporary style with tiled walls surrounding the bath and shower area. It includes a white pedestal sink, a bath with an overhead shower, and a frosted window allowing natural light while maintaining privacy.

Master Bedroom

12' 1" x 12' 0" (3.68m x 3.67m)

The master bedroom is a spacious room flooded with natural light from a window at the rear. It includes neutral carpet flooring and ample space for a large bed and furniture, providing a restful and comfortable environment.

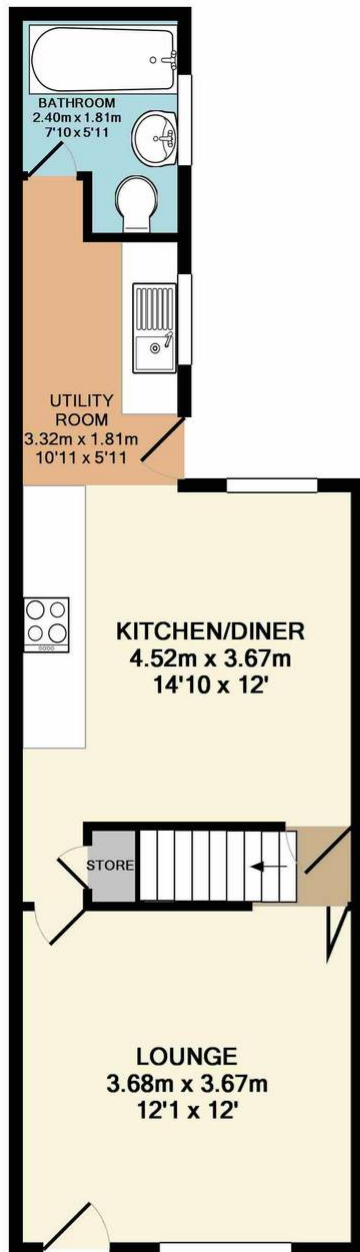


Bedroom Two

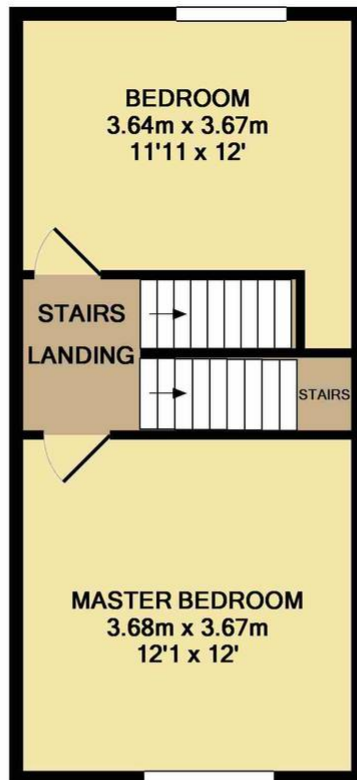
12' 0" x 11' 11" (3.67m x 3.64m)

A comfortable single bedroom featuring a modest size, carpeted floor, and a window that fills the room with natural light. The room includes built-in storage cupboards and a radiator beneath the window. This space is well suited for a child's bedroom or a quiet guest room.

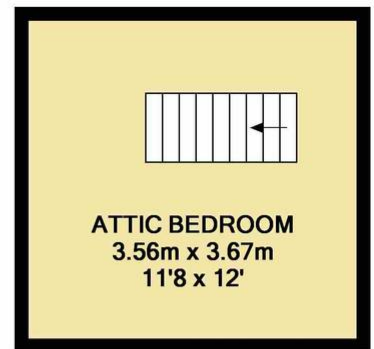




GROUND FLOOR
APPROX. FLOOR
AREA 39.3 SQ.M.
(423 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 30.1 SQ.M.
(324 SQ.FT.)



ATTIC
APPROX. FLOOR
AREA 13.1 SQ.M.
(141 SQ.FT.)

7 NEWCASTLE STREET, HUTHWAITE
TOTAL APPROX. FLOOR AREA 82.4 SQ.M. (887 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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