

New Lane, Hilcote.

£140,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom home which is perfectly situated for access to A38 & M1 road links whilst also benefitting from reaching countryside views to front and rear elevation.

The property makes the perfect first home and we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Lounge, Dining Room & Kitchen to the ground floor with two double Bedrooms & family Bathroom situated to the first floor. Externally, the home benefits from superb rear garden which boasts sizeable entertaining patio and reaching lawned area forming the ideal area to relax or entertain. Brick built outhouse provides valuable garden storage whilst outside tap and wall light also feature. The space is secured by timber fencing and mature shrubbery making it ideal for those with pets and young children.

FEATURES

- Perfect First Home
- Perfect For Access to A38 & M1
- Stunning Rear Garden
- Countryside Views To Front & Rear
- Two Double Bedrooms
- Countryside Location



ROOM DESCRIPTIONS

Lounge

With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

Dining Room

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Understairs cupboard provides valuable storage capacity.

Kitchen

Featuring an extensive range of base cupboards and eye level units with complimentary worktops over and tiled splashbacks to cover the workspace. integrated oven and hob sits beneath stainless steel extractor hood whilst inset sink and drainer unit is located beneath double glazed window to side elevation. Mini wall mounted radiator and UPVC double glazed door accessing rear garden complete the space.

Landing

Accessing both Bedrooms and the family Bathroom. Ground level automated spotlights feature to the stairs and landing.

Bedroom One

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Over stairs cupboard provides a wealth of valuable storage capacity.

Bathroom

A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall mounted radiator, wall fitted extractor unit, fitted airing cupboard and double glazed obscured window to rear elevation completes the space.

Council Tax

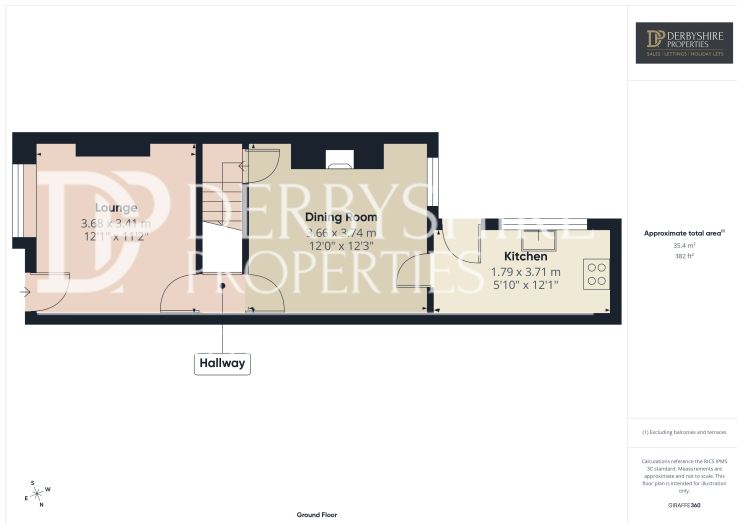
We understand that the property currently falls within council tax band A, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	