

FOR  
SALE



Leamington Drive, South Normanton, Alferton, Derbyshire DE55 2HX

£160,000 - Freehold 129, Market Street, South Normanton, Alferton, DE55 2AA 01773475129 [Property@j28salesandlettings.co.uk](mailto:Property@j28salesandlettings.co.uk)



J28 Sales & Lettings

## PROPERTY SUMMARY

NOT TO BE MISSED AND SOLD WITH NO UPWARD CHAIN...This amazing spacious double-fronted 3-bedroom semi-detached home, offers an exceptional blend of character, space, and modern comfort. This property is perfect for growing families, first-time buyers, or anyone seeking a home with charm and versatility. Set in a sought-after residential location of South Normanton which has offers access to the M1/A38 for commuting to the surrounding cities of Nottingham, Derby, Mansfield and Chesterfield. The village offers an array of local facilities which include a late opening Co-op, post office, petrol station, medical centre, chemist, fast food outlets, public houses, village hall, bus routes and a range of schooling.

## POINTS OF INTEREST

- Sold With No Upward Chain.
- Double Fronted Semi Detached.
- Front To Rear Lounge With Dual Aspect Windows.
- Spacious Kitchen/Diner.
- Three Generous Sized Bedrooms.
- Fully Enclosed Impressively Sized rear Garden.





## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed from the front elevation via a uPVC part glazed door. Stairs to first floor and doors leading to kitchen/diner, lounge and storage cupboard.

### Lounge

Carpet flooring, double glazed uPVC windows to the front and rear elevations. Wall mounted electric fire, radiator, phone point and two TV points. Twin pendant lighting with matching wall lights.

### Kitchen/Diner

Fitted with a range of matching wall and base units with roll top work surfaces incorporating a composite sink/drainage with mixer tap. Hard wood flooring, radiator, spotlights to ceiling, double glazed uPVC windows to front and rear aspect. Also offers access to under stairs storage cupboard.

### Utility Room

Laminate flooring, spotlights to ceiling and obscure double glazed uPVC window to rear elevation. Space and plumbing for washing machine and tumble dryer. Base cupboards with roll top work surface. Part glazed uPVC door with obscure glass panels leading to rear garden.

### Downstairs WC

Fitted with a white low flush WC and wall mounted hand wash basin. Double glazed obscure window to rear elevation.

### First Floor Landing

Carpet flooring, ceiling light and uPVC window to rear elevation. Doors leading to all upstairs rooms and storage cupboard that houses the combination boiler.

### Master Bedroom

Carpet flooring, pendant light, radiator and uPVC window to front elevation.

### Bedroom Two

Laminate flooring, spotlights, radiator and uPVC window to front elevation.

### Bedroom Three

Laminate flooring, spotlights, radiator and uPVC window to rear elevation.

### Family Bathroom

Fitted with a white three piece suite comprising a low flush WC, pedestal hand wash basin and panel bath having a hand held shower attachment and glass shower screen. Ceiling light, obscure double glazed window to rear elevation, tiled floor and walls to bathing area.

### Outside

The front is mainly laid to lawn with a concrete path leading to the main entrance and a side gate which offers access to a large rear enclosed garden. The rear is mainly laid with patio area.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** On Street.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

### Mobile Signal

4G great data and voice

### Construction Type

Floor: Suspended, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 18% of fixed outlets

### Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





