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Sleetmoor Lane, Somercotes, £270,000

- TRADITIONAL SEMI DETACHED HOME
- THREE BEDROOMS
- OPEN PLAN KITCHEN
- GARDEN OFFICE
- VIEWING IS A MUST
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green and May are delighted to offer to the market this traditional semi detached family home being situated within this non estate position and enjoying far reaching field views. The accommodation is presented in excellent order and we would recommend viewing as soon as possible. Briefly the accommodation comprises: Entrance porch with feature stained glass window, entrance hall, guest cloakroom/WC, lounge with double glazed bay window to the front and feature fireplace. The open plan kitchen has double glazed windows and doors opening onto the rear garden which allows plenty of natural light, ample room for a table and chairs for entertaining family and friends. The working kitchen has a range of units, built in oven and hob, stainless steel sink unit and plumbing for a dishwasher. To the first floor there are three bedrooms with the Master bedroom having a range of free standing wardrobes. There is a family bathroom with white three piece suite. There are well established gardens to the rear and off road car parking to the front. Within the garden is an office with light and power and Internet connection, this could have a variety of uses and is an added bonus for any growing family.

Within Somercotes there are a local facilities to include a late opening Co-op, general store, chemist, medical centre, fast food outlets, public house, play park and bus routes. Somercotes is well placed for the M1/A38 links.

Accommodation

Entrance Porch

With door to the front with period stained glass.

Entrance Hallway

With door to the entrance porch, central heating radiator and tiled floor.



Lounge (13' 02" x 11' 05") or (4.01m x 3.48m)

Plus bay. With double glazed window to the front elevation with stained glass panels, three wall lights, coving to the ceiling, laminated floor, TV aerial connection point, coving to the ceiling and vertical radiator. The focal point to the room is the feature fireplace with coal effect gas fire.



Fitted Dining Kitchen (19' 08" Max x 17' 0") or (5.99m Max x 5.18m)

Narrowing to 13ft 7. This is a fantastic living kitchen with double glazed windows and door to the rear garden which allow plenty of natural lighting. There are built in units with contrasting gloss counter tops and up-stands, inset single drainer sink unit with mixer tap, plumbing for dishwasher, built in oven and electric hob, plumbing for automatic washing machine, laminate floor, vertical radiator, appliance space and TV aerial connection point.

Ground Floor W.C

With guest two piece suite comprising: Wash hand basin, low level WC, tiled floor, ceiling spotlights and heated towel rail.

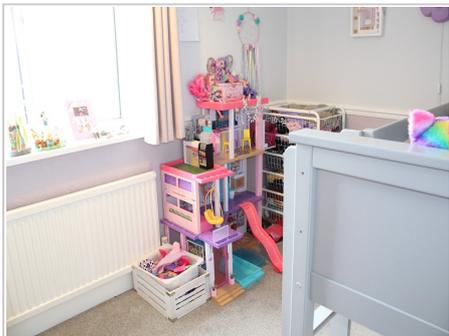
Landing

With double glazed window and access to the loft space.



Bedroom 1 (12' 11" x 11' 06") or (3.94m x 3.51m)

Plus bay . This is a lovely Master bedroom with free standing wardrobes with mirror fronted doors, (these will be staying) double glazed bay window to the front elevation, coving to the ceiling, central heating radiator and timber floor.



Bedroom 2 (10' 09" x 8' 03") or (3.28m x 2.51m)

With double glazed window to the rear elevation, central heating radiator, dado rail and coving to the ceiling.

Bedroom 3 (7' 02" x 5' 10") or (2.18m x 1.78m)

With double glazed window to the front elevation, coving to the ceiling and central heating radiator.



Bathroom

With white three piece suite comprising: panel bath with shower over and glazed screen, shaped wash hand basin with useful storage below and low level WC with concealed cistern. There is complementary tiling to the walls, ceiling spot lights, heated towel rail and double glazed window to the rear elevation.



Office (12' 06" x 10' 09") or (3.81m x 3.28m)

This is a fantastic added bonus and is ideal for anyone who works from home or even a teen space! With Internet connection, lino flooring, double glazed window light and power.



Outside

To the front of the property there is a block paved which provides off road car parking and well stocked raised decorative borders. To the rear there is an enclosed well established garden with a garden pond, lawn, and an abundance of shrubs and plants. At the bottom of the garden is an office which has full light and power and could have a multitude of uses. Beyond the garden there are far reaching field views to the rear.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:68

Tenure

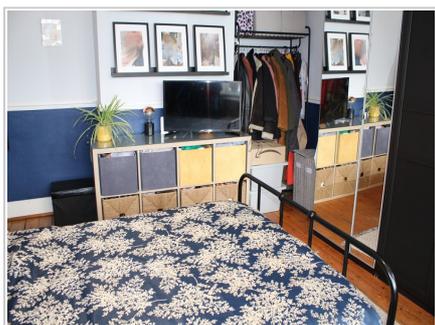
We are informed that the tenure is Freehold

Council Tax

Band A

Directions

For Satellite Navigation the Post Code is DE55 1RE



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.