



12 New Lumford, Bakewell, DE45 1GH



12 New Lumford

Offers In The Region Of

£280,000

A Peaceful Picturesque Setting In The Heart Of The Peak District Park.

An attractive three bedroom semi detached property with off road parking and attractive gardens.

Nestled in a back water setting in the historic market town of Bakewell close to the many shops, cafes and leisure facilities the popular town has to offer as well as highly regarded primary and secondary school catchment. Within easy commutable distance of Matlock, Buxton, Sheffield and Chesterfield.

Retaining original features and with gas central heating and double glazing the accommodation comprises: front entrance lobby, a sitting room with decorative fireplace, a dining kitchen with built in units, integrated appliances, granite work surface and breakfast bar. A rear entrance lobby with WC and store.

First floor: landing, two double bedrooms a shower room and a bedroom/study.

Loft with pull down ladder, boarded and carpeted.

Exterior: accessed via a private road leading to the driveway providing off road parking. With front and rear gardens.

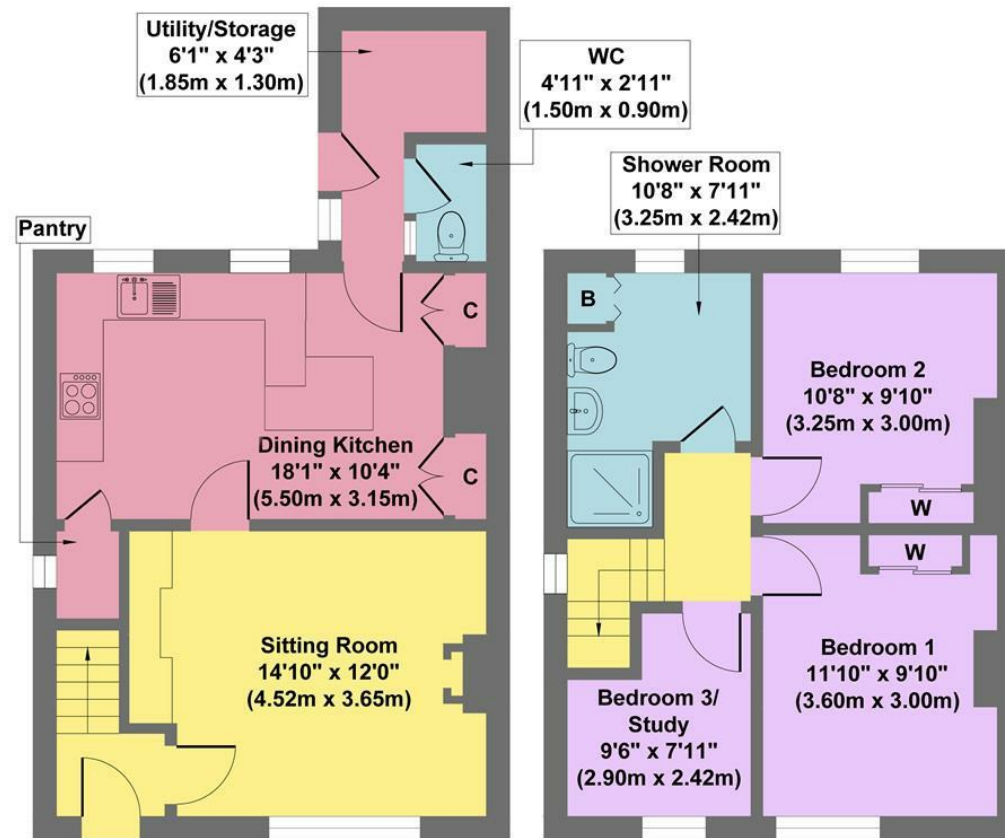


- Peaceful & Picturesque Riverside Setting
- Close To Excellent Town Centre Amenities
- Off Road Parking
- Within Lady Manners School Catchment
- Offers Further Scope To Enlarge
- Located On A Private Road
- Easily Managed Front & Rear Gardens
- Attractive Stone Built Derbyshire Property
- EPC: TBC
- Viewings: Bakewell Office





12 New Lumford



Ground Floor
Approximate Floor Area
473 sq.ft
(43.96 sq.m.)

First Floor
Approximate Floor Area
411 sq.ft
(38.22 sq.m.)

Approx. Gross Internal Floor Area 884 sq.ft / 82.18 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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