



35 New Lane
Hilcote, Derbyshire DE55 5HT
Offers Over £160,000

- A TWO BEDROOM SEMI DETACHED HOUSE, FOR SALE WITH NO UPWARD CHAIN
- OPPORTUNITY TO EXTEND AND RE-CONFIGURE THE LAYOUT TO PROVIDE ADDITIONAL ACCOMMODATION
- ENTRANCE AREA, LIVING ROOM, SEPARATE DINING ROOM AND FITTED KITCHEN
- RE-SANDED AND JET WASHED FRONTAGE AND DRIVEWAY, LEADING TO THE BRICK BUILT GARAGE
- EXCELLENT LOCATION, WITH ACCESS TO THE A38 AND JUNCTION 28 OF THE M1 MOTORWAY
- OFFERING EXTENSIVE POTENTIAL AND COMING TO THE MARKET FOR THE FIRST TIME IN 80 YEARS
- INCLUDES GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING
- TWO BEDROOMS, SHOWER ROOM AND STAIRS LEADING TO THE ATTIC (POTENTIAL BEDROOM)
- PRIVATE AND MATURE REAR GARDEN WITH AREAS OF LAWN AND SHRUB BORDERS

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS

Leave Mansfield along Sutton Road and at Kings Mill traffic lights, take the left hand turning onto the A38. Take the B6406 turning towards Blackwell and at the roundabout take the second exit, continuing on the B6406. Take the turning onto Berristow Lane and, as you enter Hilcote, this then becomes New Lane. The property is then on the left-hand side.

ACCOMMODATION COMPRISES

ENTRANCE AREA

UPVC front door, stairs facing you and reception rooms to your right and left.

LIVING ROOM

12'10 x 11'3 (3.91m x 3.43m)

UPVC double glazed bow window to the front. Gas fire with marble hearth. Radiator.

DINING ROOM

12'7 x 11'4 (3.84m x 3.45m)

UPVC double glazed aspect, radiator and under stair cupboard. Living flame electric fire with marble hearth and surround.



KITCHEN

10'7 x 7'6 (3.23m x 2.29m)

Having base and eye level units, work surfaces and stainless steel sink unit and single drainer. Tiled and wood panelling to the walls, tongue and groove ceiling and radiator. To the rear of the kitchen are two outbuildings, which potentially could be integrated to form part of an extended kitchen.



FIRST FLOOR

BEDROOM ONE

13'2 x 11'4 (4.01m x 3.45m)

UPVC double glazed front elevation. Radiator.



BEDROOM TWO

12'9 x 11'3 (3.89m x 3.43m)

UPVC double glazed elevation, radiator and door with stairs leading to the attic room. This bedroom also provides access to the shower room.



SHOWER ROOM

Double shower cubicle, wash hand basin and WC. Full tiling to the walls, radiator, UPVC obscure glaze and built in cupboard. Beyond the shower room is a void, which could be utilised as additional accommodation.



ATTIC ROOM

14'9 restricted height x 13'1 (4.50m restricted height x 3.99m)

Accessed via a fixed staircase and with the potential to be converted into a master bedroom or even two further bedrooms. Please note, there is currently no light or power to this room.



OUTSIDE

There is an extensive area of block paving to the front and side of the property which has been pressure cleaned and re-sanded. This provides access to the detached brick built garage, with up and over door, light and power and double glazed windows. The private rear garden has a central path, with lawn either side and planted beds and borders. As previously mentioned, there are two integral outbuildings (store and WC), which could possibly form part of an extended kitchen.



The property is in council tax band A (Bolsover District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

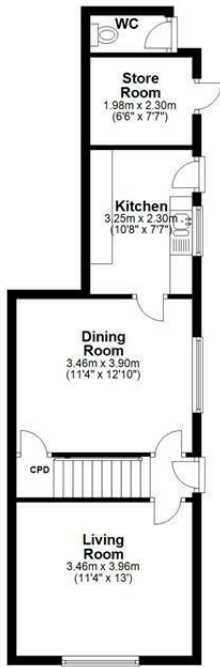
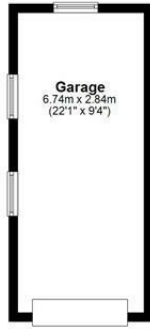
MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

We have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5671/24.06.2024

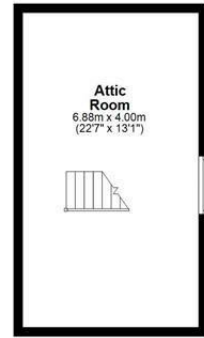
Ground Floor
Approx. 64.8 sq. metres (697.5 sq. feet)



First Floor
Approx. 38.0 sq. metres (408.5 sq. feet)



Second Floor
Approx. 27.5 sq. metres (296.2 sq. feet)



Total area: approx. 130.3 sq. metres (1402.2 sq. feet)

Kristine Prince
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	49	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

