



Lathkill Grove, Tibshelf, Alfreton, Derbyshire DE55 5LU

 3  1  1  EPC D

£160,000

PINEWOOD



**Lathkill Grove
Tibshelf
Alfreton
Derbyshire
DE55 5LU**



£160,000

**3 bedrooms
1 bathroom
1 reception**

- NO CHAIN - IDEAL FOR THE FIRST TIME BUYER, INVESTOR OR THE GROWING FAMILY
 - COMPLETELY RENOVATED TO A SUPERB STANDARD THROUGHOUT
 - WELL APPOINTED KITCHEN DINER WITH PANTRY/STORE
 - GENEROUS PLOT - FULLY ENCLOSED SOUTH FACING REAR GARDEN
- QUIET CUL DE SAC LOCATION - NEXT TO GREEN AREA - ON STREET PARKING AVAILABLE
 - SPACIOUS LOUNGE DINER WITH
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH - SEPARATE W.C.
 - EASY ACCESS TO THE M1 MOTORWAY JUNCT 29
- CLOSE TO ALL THE VILLAGE AMENITIES, WELL REGARDED SCHOOLS AND NEARBY TOWNS
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A



NO CHAIN - TOTALLY RENOVATED THROUGHOUT - IDEAL FOR THE FIRST TIME BUYER, INVESTOR OR GROWING FAMILY!

Welcome to Lathkill Grove, Tibshelf, Alfreton - a charming location for this delightful renovated semi-detached house! This property boasts a spacious reception room, perfect for relaxing or entertaining guests, modern kitchen diner with pantry/store and appliances include a tall fridge freezer, washing machine and integrated oven, hob and extractor.

With three bedrooms, there's ample space for a growing family or for those in need of a home office or guest room. The house features a well-appointed bathroom with white suite and shower over bath and a separate w.c ensuring convenience for all residents.

Nestled in a quite cul de sac this property offers a peaceful retreat from the hustle and bustle of everyday life. The garden offers a generous and fairly private area to retreat and relax with patio and lawn.

Located in the village of Tibshelf, Alfreton, this house benefits from a convenient location with easy access to local amenities, schools, M1 Motorway and main transport links. Whether you're looking to unwind in the tranquillity of your own home or explore the nearby countryside, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home sweet home! Contact us today to arrange a viewing and experience the charm of Lathkill Grove for yourself! uPVC Double Glazing and Gas Central Heating.

****VIDEO TOUR AVAILABLE - TAKE A TOUR****

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

HALL/STAIRS AND LANDING

The property is entered into the hall with stairs rising to the first floor landing, with store and loft access.

LOUNGE DINER

16'3" x 11'11" (4.96 x 3.64)

The lounge diner has new painted décor and new laminate flooring, uPVC window and radiator.

KITCHEN DINER

20'2" x 9'8" (6.15 x 2.95)

The modern well equipped newly fitted kitchen diner has a great range of drawers, wall and base units with a complementary laminated worktop incorporating a stainless sink with chrome mixer tap, four ring electric hob, oven and extractor, new freestanding washing machine and new freestanding tall fridge freezer, new painted décor, new wood effect, laminate flooring, uPVC door and three uPVC windows letting in lots of light, access to the pantry/store.

PANTRY/STORE

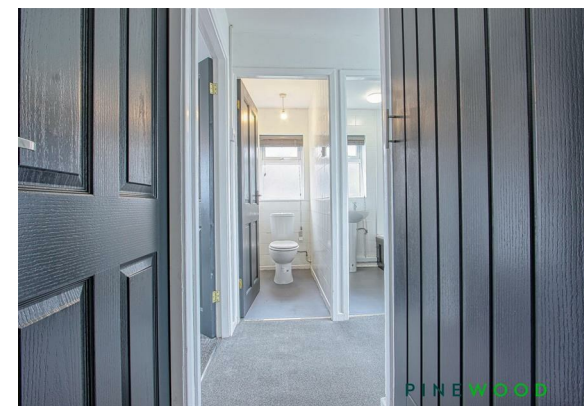
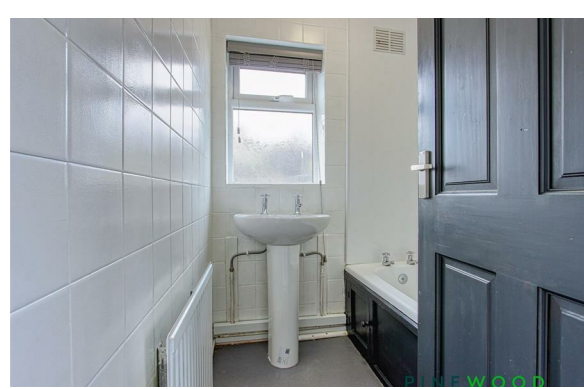
6'7" x 3'2" (2.03 x 0.98)

The pantry/store has laminate worktop, uPVC window, new painted décor and new grey wood effect vinyl flooring.

BEDROOM ONE

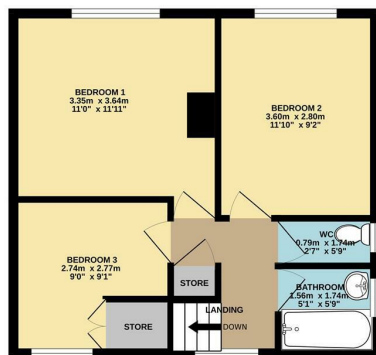
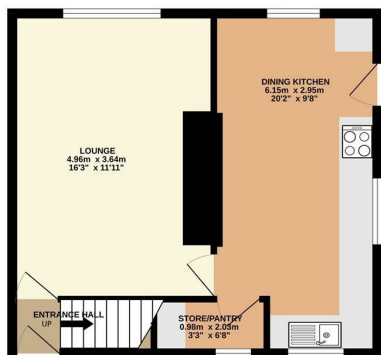
11'11" x 10'11" (3.64 x 3.35)

This double bedroom to the rear aspect has new painted décor, new carpet, radiator and uPVC window.



GROUND FLOOR
39.0 sq.m. (420 sq.ft.) approx.

1ST FLOOR
39.7 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA: 78.7 sq.m. (847 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan ©2024

BEDROOM TWO
11'9" x 9'2" (3.60 x 2.80)

This double bedroom to the rear aspect has new painted décor, new carpet, radiator and uPVC window.

BEDROOM THREE
9'1" x 8'11" (2.77 x 2.74)

This single bedroom to the front aspect has new painted décor, new carpet, radiator, built in storage and uPVC window.

BATHROOM
5'8" x 5'1" (1.74 x 1.56)

The part tiled bathroom has a white two piece suite comprising a bath with chrome taps with shower over and a pedestal hand basin with chrome taps. With new painted décor, new grey vinyl flooring, radiator and uPVC window.

SEPERATE W.C
5'8" x 2'7" (1.74 x 0.79)

Being fully tiled and having a low flush w.c, new painted décor, new grey vinyl flooring, radiator and uPVC frosted window.

OUTSIDE

To the front there is a hedge offering a degree of privacy, gravel frontage, to the rear is a generous garden with hedging, patio and level lawn.

GENERAL INFORMATION

- EPC RATING D
- COUNCIL TAX BAND A - BOLSOVER
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING - COMBI BOILER
- TENURE: FREEHOLD
- LOFT
- TOTAL FLOOR AREA: 847.00 Sq ft/ 78.7 sq m

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

RESERVATION AGREEMENT

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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Clowne, S43 4JN
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