



103 Longedge Lane,  
Wingerworth, S42 6PH

OFFERS IN THE REGION OF

£269,950



WILKINS VARDY

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REFURBISHED BUNGALOW - RE-FITTED KITCHEN AND SHOWER ROOM - NEW FLOORING & DECORATED THROUGHOUT

Located on Longedge Lane and boasting a spacious reception room, two good sized bedrooms, and a modern bathroom, this property is perfect for those seeking comfort and style. Recently refurbished to the highest standard, this bungalow must be viewed to be fully appreciated. With new flooring throughout, a contemporary re-fitted kitchen, and a sleek shower room, every corner of this home exudes elegance and sophistication. The tasteful decor throughout the property adds a touch of luxury to the living space.

Situated in a desirable location, this bungalow offers the best of both worlds - convenience and tranquillity. Close to local shops for everyday needs and surrounded by picturesque open countryside, this property provides the ideal setting for a peaceful lifestyle.

Additionally, the absence of an upward chain means that this bungalow is ready for immediate occupation, making the moving process smooth and hassle-free.

- Ready to Move Into! - Refurbished Semi Detached Bungalow
- Contemporary Re-Fitted Kitchen with Integrated Appliances
- Modern Re-Fitted Shower Room
- Low Maintenance Gardens to the Front and Rear, the Rear backing onto School Playing Fields
- EPC Rating: D
- Spacious Living Room with French doors opening onto the Rear Patio
- Two Good Sized Bedrooms
- Ample Off Street Parking
- NO UPWARD CHAIN

## General

Gas central heating (Worcester Boiler installed in April/May 2024)  
uPVC sealed unit double glazed windows and doors (Installed in April/May 2024)

New floor coverings throughout.

Gross internal floor area - 48.9 sq.m./526 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

A uPVC double glazed side door gives access into a ...

## 'L' Shaped Entrance Hall

Fitted with Karndean flooring, and having a built-in storage cupboard.

## Re-Fitted Kitchen

10'0 x 8'4 (3.05m x 2.54m)

Fitted with a range of contemporary wall, drawer and base units with complementary work surfaces over, including a breakfast bar.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a fridge/freezer, dishwasher, microwave oven, electric oven with 'hide and slide' door and a 4-ring gas hob with glass splashback and concealed extractor over.

Space and plumbing is provided for a washing machine.

Built-in cupboard housing the gas boiler.

Karndean flooring.

## Living Room

14'3 x 10'2 (4.34m x 3.10m)

A spacious reception room having a feature marble fireplace with inset electric fire.

uPVC double glazed French doors overlook and open onto the rear patio.

## Re-Fitted Shower Room

Having waterproof boarding to the walls and fitted with a modern white 3-piece suite comprising a walk-in shower enclosure with mixer shower, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC.

Vertical heated towel rail

Karndean flooring.

## Bedroom One

11'11 x 10'2 (3.63m x 3.10m)

A good sized front facing double bedroom, having a range of fitted wardrobes and drawer unit.

## Bedroom Two

8'4 x 8'2 (2.54m x 2.49m)

A front facing single bedroom.

## Outside

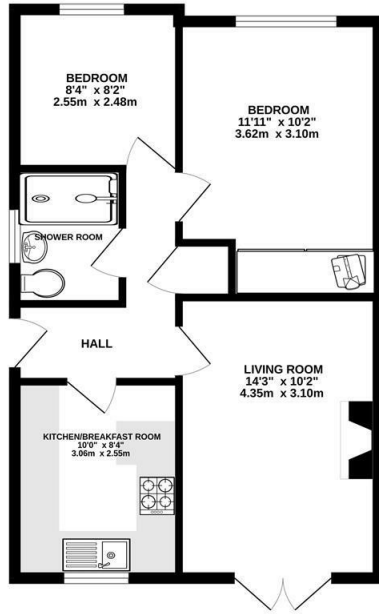
To the front of the property there is a low maintenance decorative pebbled garden, alongside a tarmac driveway providing ample off street parking.

To the rear of the property there is a paved patio, decorative gravel beds and a chipped bark area. There is also a hardstanding area with a garden shed.





GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
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### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

#### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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