



107 Longedge Lane,
Wingerworth, S42 6PH

OFFERS IN THE REGION OF

£290,000

W
WILKINS VARDY

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£290,000

DETACHED BUNGALOW - THREE BEDS - NO UPWARD CHAIN - MATURE GARDENS

Offered for sale with no upward chain is this delightful three bedroomed detached bungalow which provides an impressive 1111 sq.ft. of well presented accommodation, which includes a spacious living room with French doors opening onto the rear garden. The property also benefits from a good sized kitchen/diner with integrated cooking appliances, three well proportioned bedrooms and a 4-piece bathroom, making it an ideal home for families or those seeking extra space. Outside, the bungalow benefits from driveway parking and an integral garage, ensuring convenience for residents and guests alike.

Situated in a popular location, this property is just a short distance from The Avenue Country Park and well placed for transport links towards the Town Centre, Clay Cross and the M1 Motorway.

- Delightful Detached Bungalow
- Good Sized Kitchen/Diner with Integrated Cooking Appliances
- 4-Piece Family Bathroom
- Mature Gardens to the Front and Rear
- EPC Rating: E
- Spacious Living Room
- Three Good Sized Bedrooms
- Integral Garage & Car Standing Space
- NO UPWARD CHAIN

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area -
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

A uPVC double glazed front entrance door with glazed side panel opens into a ...

'L' Shaped Entrance Hall

Having a built-in storage cupboard.

Bedroom One

14'3 x 9'11 (4.34m x 3.02m)
A good sized front facing double bedroom.

Bathroom

Being fully tiled and fitted with a 4-piece suite comprising of a panelled bath, shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Heated towel rail.
Vinyl flooring.

Bedroom Two

11'8 x 10'2 (3.56m x 3.10m)
A good sized rear facing double bedroom.

Bedroom Three

12'10 x 7'10 (3.91m x 2.39m)
A good sized single/small double bedroom, being rear facing and currently used as a study.

Kitchen/Diner

14'1 x 13'2 (4.29m x 4.01m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Vinyl flooring.

Living Room

23'0 x 12'10 (7.01m x 3.91m)
A spacious living room having a feature stone fireplace. uPVC double glazed French doors overlook and open onto the rear garden.

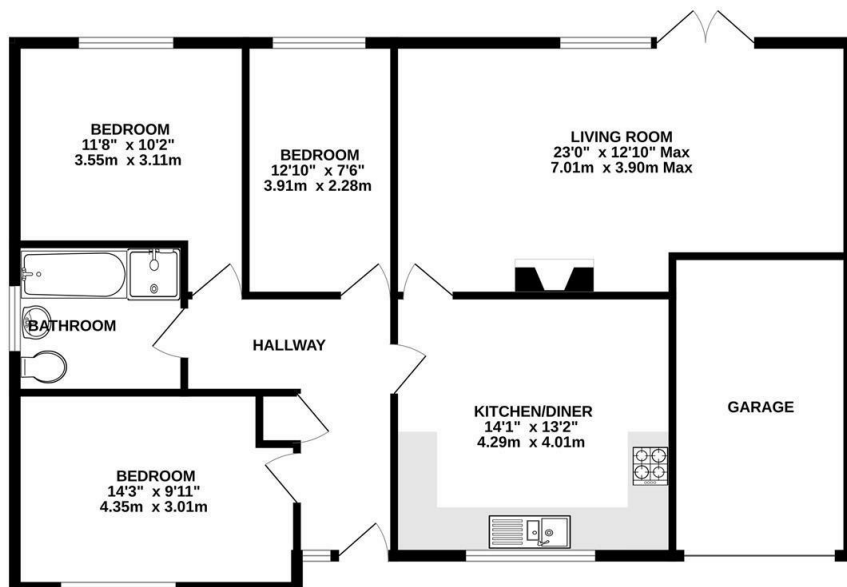
Outside

A tarmac driveway to the front of the property provides off street parking and gives access to the Integral Garage. There is also a low level stone walled garden with mature plants and shrubs.

A path gives access down the side of the property to an attractive, enclosed rear garden which is predominantly laid to lawn and has mature beds and borders of plants and shrubs. There is also a concrete sectional garden shed.



GROUND FLOOR
1111 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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RICS



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, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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



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