



240 Lockoford Lane,
Tapton, S41 0TQ

£350,000

W
WILKINS VARDY

£350,000

DETACHED DORMER BUNGALOW - TWO BEDS - REAR CONSERVATORY - DETACHED GARAGE

Standing on a good sized plot is this delightful bay fronted detached dormer bungalow which offers an impressive 965 square feet of neutrally presented and well appointed accommodation. The property features two well proportioned reception rooms and a lovely conservatory, providing ample space for relaxation and entertaining guests. The bungalow also boasts two good sized double bedrooms, and a modern kitchen and bathroom. One of the standout features of this property is the generous parking space, with driveway parking and a detached single garage. There are also attractive mature gardens to the front and rear.

This bungalow is perfect for those who prefer easy access and a low maintenance lifestyle. Located in a popular residential neighbourhood, the property is just a short distance from Tapton Park and is well placed for accessing the Train Station and the Town Centre.

Do not miss the chance to make this charming bungalow your new home.

- DETACHED DORMER BUNGALOW ON GOOD SIZED PLOT
- BAY FRONTED LIVNG ROOM
- FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES
- DINING ROOM
- BRICK/uPVC DOUBLE GLAZED CONSERVATORY
- TWO DOUBLE BEDROOMS, ONE ON EACH FLOOR
- MODERN FAMILY BATHROOM
- DETACHED GARAGE & AMPLE OFF STREET PARKING
- MATURE LAWNED GARDENS TO THE FRONT AND REAR
- EPC RATING: TBC

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 89.6 sq.m./965 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

14'5 x 11'10 (4.39m x 3.61m)

A good sized bay fronted reception room having a feature fireplace with an inset electric fire.

Kitchen

12'9 x 11'10 (3.89m x 3.61m)

Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include a fridge, freezer, electric oven and grill, and 4-ring hob with stainless steel extractor hood over.
Space and plumbing is provided for a washing machine.
Tiled floor.

Family Bathroom

7'10 x 5'4 (2.39m x 1.63m)

Being fully tiled and fitted with a modern white 3-piece suite comprising of a tiled-in bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.
Heated towel rail.
Tiled floor.

Dining Room

8'11 x 8'7 (2.72m x 2.62m)

A rear facing reception room having a built-in storage cupboard. A uPVC double glazed sliding patio door opens to the ...

Brick/uPVC Double Glazed Conservatory

12'10 x 10'5 (3.91m x 3.18m)

Having a tiled floor and sliding patio door which opens to the rear patio.

Master Bedroom

13'1 x 11'11 (3.99m x 3.63m)

A good sized bay fronted double bedroom having a range of fitted furniture

to include wardrobes, overbed storage units, bedside cabinets and drawer units.

Built-in cupboard providing additional storage.

On the First Floor

Small Landing

Bedroom Two

13'10 x 11'11 (4.22m x 3.63m)

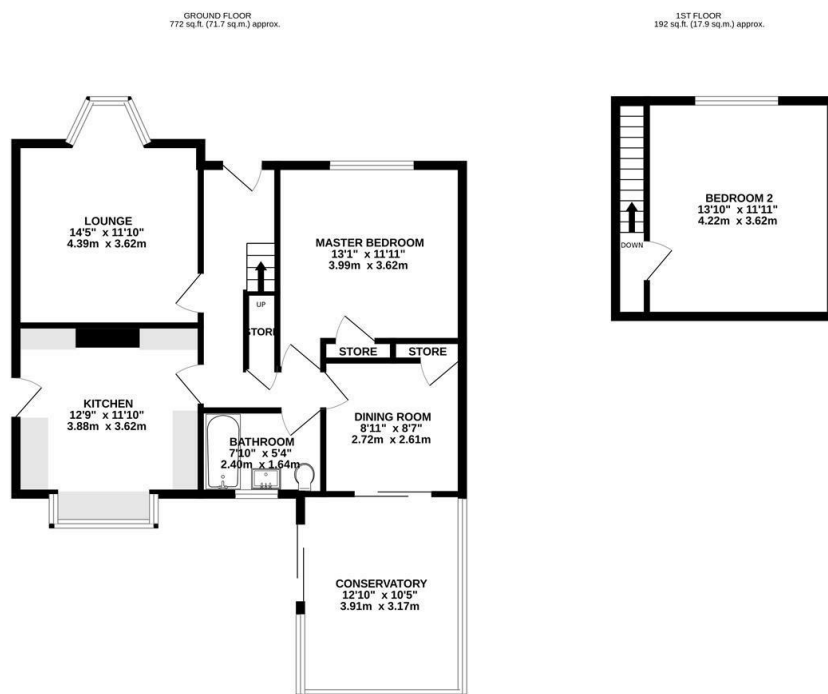
A good sized double bedroom with large dormer window. A door gives access into the loft space which houses the gas boiler.

Outside

To the front of the property there is a lawned garden surrounded by borders of plants and shrubs. A block paved driveway provides ample off street parking and leads to double gates which open to additional parking space and leads to a Detached Single Garage.

To the rear of the property there is an enclosed garden which comprises of a paved seating area and two lawned areas with beds and borders of plants and shrubs and a paved path.





TOTAL FLOOR AREA: 965 sq ft (89.6 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, 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 Whittington Green 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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