



138 Longedge Lane,
Wingerworth, S42 6PN

£320,000

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WILKINS VARDY

£320,000

EXTENDED THREE BED SEMI - TWO RECEPTION ROOMS - GARAGE WITH ATTACHED SUMMERHOUSE

Occupying a good sized plot on Longedge Lane, this delightful semi detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,216 square feet, the property boasts two reception rooms, ideal for both relaxation and entertaining guests. The home also features three bedrooms, providing ample space for families or those seeking a guest room or home office., a dual aspect kitchen, ground floor cloaks/WC and family bathroom.

One of the standout features of this property is the generous car/caravan parking space and the detached single garage. There is also an attractive enclosed rear garden and brick built summerhouse.

Wingerworth is known for its friendly community and picturesque surroundings, making it an excellent choice for those looking to settle in a tranquil yet accessible location. With local amenities and transport links nearby, this property is not only a lovely home but also a practical choice for everyday living.

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

- EXTENDED SEMI DETACHED FAMILY HOME
- TWO GOOD SIZED RECEPTION ROOMS
- CLOAKS/WC
- DUAL ASPECT KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- DETACHED GARAGE & AMPLE CAR/CARAVAN STANDING
- ENCLOSED REAR GARDEN WITH BRICK/UPVC DOUBLE GLAZED SUMMERHOUSE
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 111.7 s.qm./1202 sq.ft.

Council Tax Band B

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed door with matching side panels opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with a 2-piece suite comprising of a low flush WC and wash hand basin.

Living Room

11'0 x 10'11 (3.35m x 3.33m)

A good sized reception room with bow window overlooking the front of the property.

This room has a feature fireplace with living flame coal effect gas fire.

Open Plan Dining Room/Kitchen

Dining Room

10'11 x 10'8 (3.33m x 3.25m)

A second good sized rear facing reception room fitted with laminate flooring. An opening leads through into the ...

'L' Shaped Kitchen

17'1 x 12'4 (5.21m x 3.76m)

A dual aspect room, being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a range cooker with fitted extractor canopy over.

Laminate flooring.

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

On the First Floor

Landing

Bedroom One

11'0 x 10'6 (3.35m x 3.20m)

A good sized front facing double bedroom.

Bedroom Two

10'11 x 10'8 (3.33m x 3.25m)

A good sized rear facing double bedroom.

Bedroom Three

6'7 x 6'5 (2.01m x 1.96m)

A front facing single bedroom.

Family Bathroom

8'6 x 6'3 (2.59m x 1.91m)

Being part tiled and fitted with a white 3-piece suite comprising of a corner panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

Outside

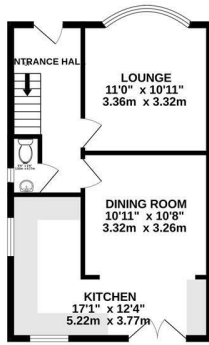
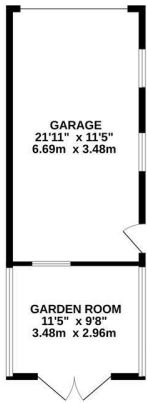
To the front of the property there is a small lawned garden with mature tree, together with ample off street parking/caravan standing space. The driveway continues down the side of the property to a Detached Single Garage having an electric roller door and rear personnel door.

To the rear of the garage there is an Attached Brick/uPVC Double Glazed Summerhouse accessed via French doors.

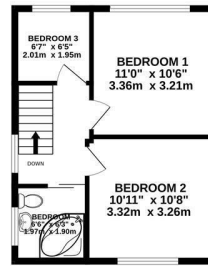
The attractive enclosed rear garden comprises of a paved patio and a lawn with planted side borders and a paved seating area. There is also a path which runs down to a garden shed.



GROUND FLOOR
830 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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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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		
	65	71
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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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, gas fire, 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.

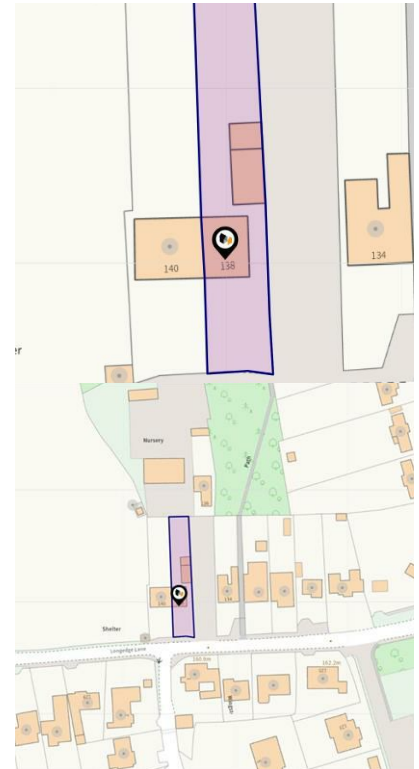
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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