



Church Lane
South Wingfield Alfreton



Property Description

*** Sought After Location Of South Wingfield

Early viewing comes highly advised to appreciate this three bedroom property benefiting from a dining kitchen and far reaching field views to the rear. In brief property comprises entrance hall, living room, dining kitchen with breakfast bar, conservatory. To the first floor the landing gives access to the three bedrooms and modern shower room.

Outside the property is set back from the road with a driveway providing off street parking for two vehicles. The rear garden is mainly laid to lawn with a patio area, outside cold water tap, brick outbuilding, garden shed and greenhouse. There is also a garden pond situated to the rear of the garden and also has field views.

Entrance Hall

Entrance through a double glazed door to the front elevation, carpet flooring, central heating radiator, stairs to the first floor, under stairs storage cupboard and doors to the living room and dining kitchen.

Living Room

11' 10" into bay x 10' Max (3.61m into bay x 3.05m Max)

With carpet flooring, central heating radiator, TV point and a uPVC double glazed bay window to the front elevation.

Dining Kitchen

18' x 11' (5.49m x 3.35m)

Dining Area

With carpet flooring, central heating radiator, wall mounted electric heater, space for dining table and a uPVC double glazed french door leading to conservatory.

Kitchen

Fitted with a range of wall and base units, work surface with inset stainless steel sink. Built-in oven, four ring induction hob with extractor fan over and integrated fridge. Breakfast bar, vinyl flooring and a window to the rear elevation looking into the conservatory.

Conservatory

17' x 8' (5.18m x 2.44m)

With wood effect flooring, central heating radiator, power points, uPVC double glazed windows to the side and rear elevation. uPVC double glazed french door to the rear elevation leading to garden.

First Floor

Landing

With carpet flooring, loft access via pull down ladder and doors to the three bedrooms and modern shower room.

Bedroom One

11' x 8' (3.35m x 2.44m)

With carpet flooring, central heating radiator, fitted wardrobes and a uPVC double glazed window to the rear elevation offer far reaching countryside views.

Bedroom Two

11' x 7' Max (3.35m x 2.13m Max)

With carpet flooring, central heating radiator, storage, built-in wardrobe and a uPVC double glazed window to the front elevation.

Bedroom Three

10' x 6' (3.05m x 1.83m)

With carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation

Shower Room

Three piece suite comprising generous walk-in shower with glass shower screen, low level WC, vanity wash basin, storage cupboard housing boiler, fully tiled walls, tiled floor, heated towel rail and a uPVC double glazed obscure window.

Loft Room

loft is fully boarded and carpeted providing power, lighting and a double glazed window. Good potential to convert this into another bedroom

Outside

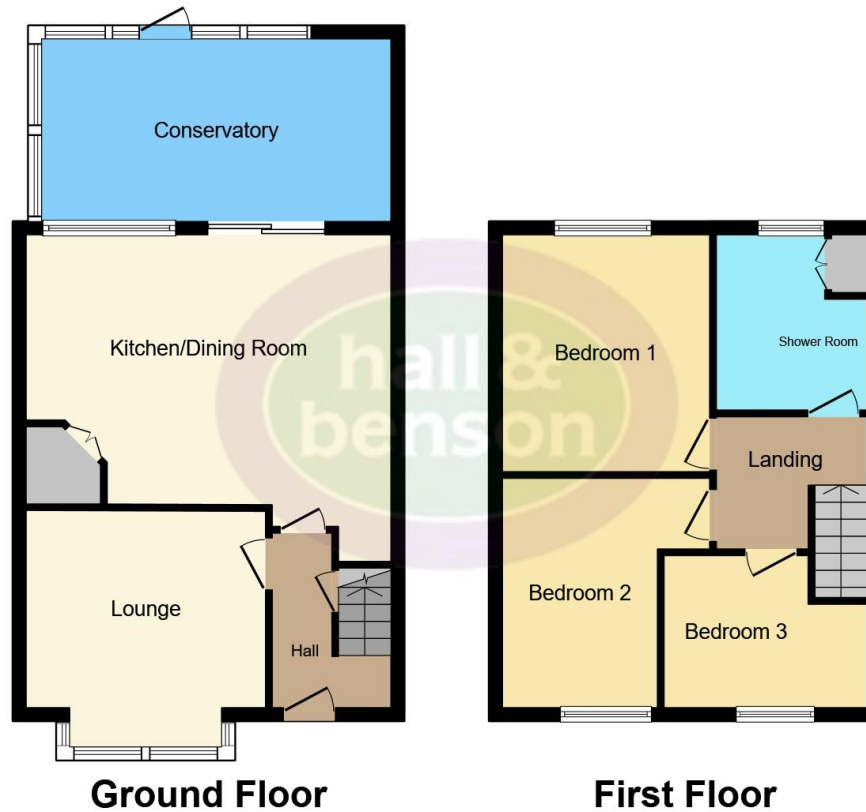
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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: C

view this property online hallandbenson.co.uk/Property/ALF102455

Tenure: Freehold



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