



Meadow Lane  
Alferton



## Property Description

Hall & Benson are delighted to bring to the market the rare opportunity to purchase a spacious three bedroom home WITH driveway. Ideally located for Alfreton town center and transport link, Meadow Lane is only a 5 minute walk from Alfreton train station, making this perfect for those commuting.

Briefly comprising two reception rooms and kitchen to the ground floor, three bedrooms and bathroom to first floor, plus a generous garden.

This property is being sold with \*NO ONWARD CHAIN\* and would make a great first home or investment alike. Call now to arrange your viewing and avoid disappointment.

## Living Room

11' 5" x 11' 9" ( 3.48m x 3.58m )

Entry into the property via UPVC door. Carpet to flooring, double glazed window to front aspect, ceiling light and wall mounted radiator.

## Dining Room

13' 3" x 11' 8" ( 4.04m x 3.56m )

Carpet to flooring, double glazed window to rear aspect, ceiling light and wall mounted radiator. Access to under stairs storage cupboard with lighting and plug socket

## Kitchen

13' x 6' 2" narrowing to 5' 9" ( 3.96m x 1.88m narrowing to 1.75m )

Comprising a range of wall and base units with space for appliances. With tiled flooring, double glazed window to side aspect, ceiling light and wall mounted radiator.

## Bedroom One

11' 9" x 13' 4" ( 3.58m x 4.06m )

With carpet to flooring, double glazed fire escape window to front aspect, ceiling light, wall mounted radiator and storage cupboard with clothes rail

## Bedroom Two

13' x 11' 9" ( 3.96m x 3.58m )

With carpet to flooring, double glazed window to rear aspect, recessed wall hanging rail, ceiling light and wall mounted radiator. Loft hatch with pull down ladder.

## Bedroom Three

9' 6" x 5' 8" ( 2.90m x 1.73m )

With carpet to flooring, double glazed window to front aspect, ceiling light and wall mounted radiator.

## Bathroom

9' 7" x 5' 7" ( 2.92m x 1.70m )

Comprising three piece suite with bath and shower over head, low level wc and pedestal wash basin. With fully tiled walls, vinyl flooring, double glazed window to rear aspect, ceiling light, wall mounted radiator and extractor and a cupboard housing the boiler

## External

Externally the property has a driveway to the side and under passage with double gates for privacy. This driveway leads to the rear garden.

Rear garden with paved patio and paved footpath to one side. The rest of the garden is laid to lawn with a brick built summerhouse at the bottom.









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: D**

Tenure: Freehold

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