



Main Road
Leabrooks Alfreton



Property Description

Hall & Benson are delighted to offer this beautiful stone built detached character cottage style property situated within the heart of this sought after location with accommodation briefly comprising of dining room, kitchen, lounge and bathroom to the ground floor, with four good sized bedrooms and a shower room to the first floor. Externally the property benefits from off road parking and a double garage to the front, with an enclosed south facing garden to the rear. Located centrally close to local amenities and with excellent transport links providing easy access to the A38/M1. The property benefits from original features throughout with a modern twist, this must be viewed to fully appreciate the accommodation on offer.

Dining Room

10' 4" x 11' 3" (3.15m x 3.43m)
front door, solid oak flooring, window to the front elevation with wooden shutters, feature fireplace with multi fuel burner, cast iron radiator, beamed ceilings, stairs to first floor

Kitchen

12' 9" x 12' 1" (3.89m x 3.68m)
a beautiful cottage style kitchen comprising of solid oak wall and base units, granite worktops, undercounter sink, cast iron radiator, tiled flooring, beamed ceiling, window to rear and side elevation, door to rear garden

Downstairs Bathroom

comprising of roll top free standing cast iron bath, w/c basin, chrome heated towel rail, window to rear elevation

Lounge

16' 1" x 12' 1" (4.90m x 3.68m)
solid oak flooring, feature fireplace with multi fuel burner, beamed ceilings, cast iron radiator, windows to front elevation

First Floor Landing

Bedroom One

12' 1" x 11' 6" (3.68m x 3.51m)
solid oak flooring, window to rear elevation, fitted wardrobes with original fireplace behind, cast iron radiator

Bedroom Two

10' 7" x 10' 3" (3.23m x 3.12m)
carpet, window to front elevation, original fireplace, cast iron radiator

Bedroom Three

10' 3" x 13' 4" (3.12m x 4.06m)
carpet, window to front elevation, original fireplace, cast iron radiator

Bedroom Four

6' 8" x 12' 7" (2.03m x 3.84m)
solid oak flooring, window to rear elevation, cast iron radiator

Shower Room

double walk in rainfall shower, w/c, basin, chrome towel rail, interactive mirror, window to side elevation

External

The front of the property benefits from off road parking and a double garage, mature trees and shrubs surround the property providing kerb appeal, the rear benefits from an enclosed south facing rear garden with lawn and patio.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: C

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Awaiting Photograph

Tenure: Freehold



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