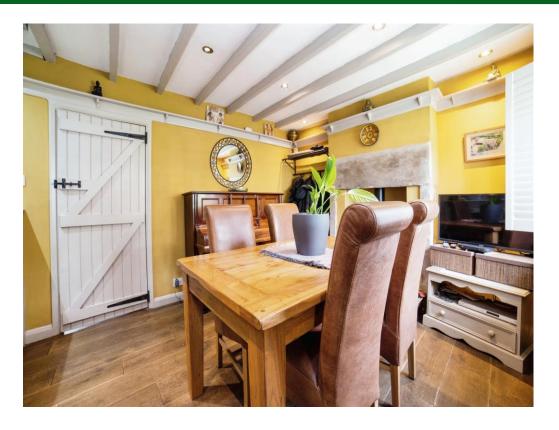




Main Road Leabrooks Alfreton







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 accomodation 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 accomodation 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

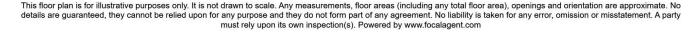
External

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









To view this property please contact Hall & Benson on

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22A High Street
ALFRETON DE55 7BN

EPC Rating: C

view this property online hallandbenson.co.uk/Property/ALF102710





Awaiting Photograph

Tenure: Freehold





^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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