



**145 Carter Lane East,
South Normanton, Derbyshire DE55 2DZ**

- A HIGH SPECIFICATION, THREE BEDROOM DETACHED BUNGALOW, COMPLETED IN 2023
- ENTRANCE HALL, BUILT IN CLOAKS AND ACCESS VIA LOFT LADDER TO THE PARTLY BOARDED ROOF SPACE
- MASTER BEDROOM WITH EN-SUITE, COMPRISING SHOWER CUBICLE, WASH HAND BASIN AND WC
- LOW MAINTENANCE FRONT, BLOCK PAVED DOUBLE DRIVEWAY AND ENCLOSED LAWNED REAR GARDEN
- COMBINATION BOILER, UPVC DOUBLE GLAZING (BI-FOLD DOORS IN LOUNGE) AND BURGLAR ALARM
- LOUNGE BACKING ONTO THE REAR GARDEN AND FITTED BREAKFAST KITCHEN WITH BUILT IN APPLIANCES
- TWO FURTHER BEDROOMS AND BATHROOM WITH THREE PIECE SUITE AND ELECTRIC SHOWER
- EXCELLENT LOCATION, CLOSE TO SHOPPING CENTRE AND JUNCTION 28 OF THE M1 MOTORWAY

£315,000

VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@davidblount.co.uk

DIRECTIONS

From Mansfield, take the A38 Sutton Road. At the large junction at Kings Mill, take the left hand lane and continue along the A38. As you approach South Normanton, take the slip road and take the second exit at the island. Turn left onto Carter Lane East and the property is further down here on the right hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door, two radiators and built in cloaks with consumer unit. Pull down loft ladder, to the partly boarded space, which also has light and power.

LOUNGE

11'5 x 11'1 (3.48m x 3.38m)

Occupying a position at the rear of the bungalow, overlooking the garden. Bi-fold doors provide the access or simply open the garden into the property. Two radiators.

BREAKFAST KITCHEN

15'2 x 10'5 narrowing to 7'7 (4.62m x 3.18m narrowing to 2.31m)

Fitted with a range of contemporary grey, base and eye level units, work surfaces and sink unit and single drainer. Integrated electric oven, separate induction hob and extractor. Fridge/freezer, washing machine and dishwasher. Radiator, downlighters, UPVC back door and UPVC window.

BEDROOM ONE

12'6 x 10'8 (3.81m x 3.25m)

UPVC front aspect. Radiator.

EN SUITE

Shower cubicle with mermaid style panelling, wash hand basin and WC. Chrome heated towel rail and UPVC obscure glaze.

BEDROOM TWO

10'8 x 9'3 (3.25m x 2.82m)

UPVC front aspect. Radiator.

BEDROOM THREE

10'8 x 7'2 (3.25m x 2.18m)

UPVC front aspect. Radiator.

BATHROOM

Comprising panelled bath with electric shower above, wash hand basin and WC. Mermaid style panelling around the bath, chrome heated towel rail, UPVC obscure glaze and downlighters.



OUTSIDE

The garden to the front is open plan, with gravelled area and block paving. There are two parking spaces to the right of the bungalow. There are areas of enclosed, lawned garden to the left hand side and rear.

N.B.

Decorating and floor coverings will be completed week commencing 19/06/2023, with internal photographs to follow.

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

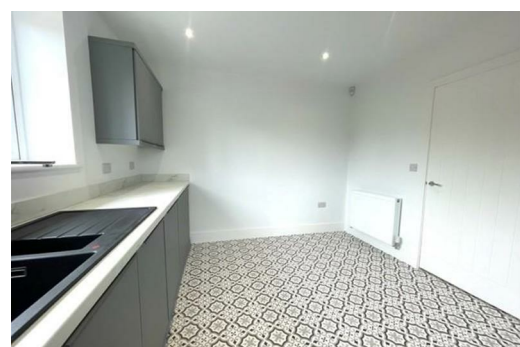
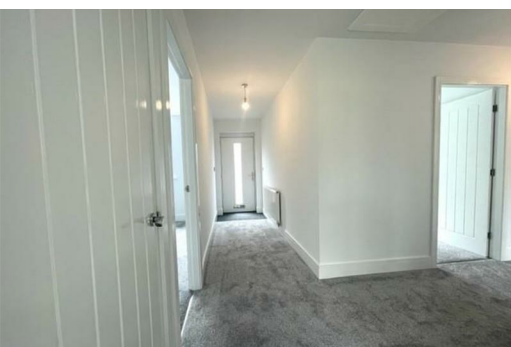
MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment.

MA5520/15.06.2023





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

