



GRANT'S  
OF DERBYSHIRE

Birches Lane, South Wingfield DE55 7LY  
Offers Around £190,000



Grant's of Derbyshire are pleased to offer For Sale, this welcoming three bedroom, semi detached property, located in South Wingfield. Whilst a programme of modernisation is required, the property itself has great potential. The accommodation benefits from UPVC double glazing and gas central heating throughout and briefly comprises: Entrance Hall, Sitting Room, Kitchen/Diner, Guest Cloakroom, and Bathroom to the ground floor and Three Bedrooms and a Shower Room on the first floor. The property has a spacious foregarden and a large rear garden with patio and outdoor stores. The property overlooks open fields with fantastic views of the surrounding hills and countryside and would make a fantastic first or family home. Plenty of on street parking directly in front of the property. Viewing highly recommended. No upward chain. Virtual tour available.

## Ground Floor

The property is accessed via a wrought iron gate and along the paved patio leading to the UPVC front entrance door and straight into the

### Entrance Hallway 16'5" x 5'10" (5.01 x 1.80)

With two uPVC windows to the side aspect. The entrance hallway has stairs which lead up to the first floor landing and doors open to the Sitting Room, Guest Cloakroom, Bathroom and Kitchen/Diner. There is also a handy, open understairs storage space.

### Sitting Room 12'11" x 12'10" (3.95 x 3.93)

A spacious room with alcoves either side of the chimney breast and a front aspect uPVC double glazed window overlooking the foregarden with far reaching countryside views.

### Guest Cloakroom 5'4" x 2'7" (1.64 x 0.80)

With tiled flooring, low flush WC and uPVC window to the side aspect.

### Bathroom 5'10" x 4'10" (1.80 x 1.49)

This part tiled bathroom is fitted with a two piece suite consisting of panelled bath and pedestal sink. There is a side aspect UPVC double glazed window obscured glass and tiled flooring.

### Kitchen 12'10" x 8'2" (3.93 x 2.51)

A bright room with a large rear aspect UPVC double glazed window overlooking the rear garden. There is a range of matching wall and base units with a complementary laminate worktop and tiled splashback. There is a 1.5 stainless steel sink with drainer and swan neck mixer tap ideally situated beneath the window and space for a gas cooker and fridge freezer. There is tiled flooring and a door leads to the rear garden.

## First Floor

Stairs from the entrance hallway lead to the first floor

landing where doors lead to all Three Bedrooms and the Family Bathroom.

### Bedroom One 11'9" x 8'8" (3.59 x 2.65)

A spacious double bedroom with built-in wardrobes with hanging rail and storage cupboards above. There is a uPVC double glazed window to the rear aspect overlooking the garden.

### Bedroom Two 11'6" x 9'4" (3.52 x 2.86)

Another spacious double bedroom with a front aspect uPVC double glazed window overlooking the surrounding hills and countryside.

### Bedroom Three 8'11" x 7'11" (2.73 x 2.43)

A third double bedroom with a rear aspect window again, overlooking the garden.

### Shower Room 7'5" x 6'2" (2.28 x 1.90)

This part tiled bathroom is fitted with a three piece suite comprising; a walk in corner shower unit with thermostatic shower, dual flush WC, pedestal wash hand basin and vinyl flooring. There is a window to the side aspect and an airing cupboard housing the Baxi boiler.

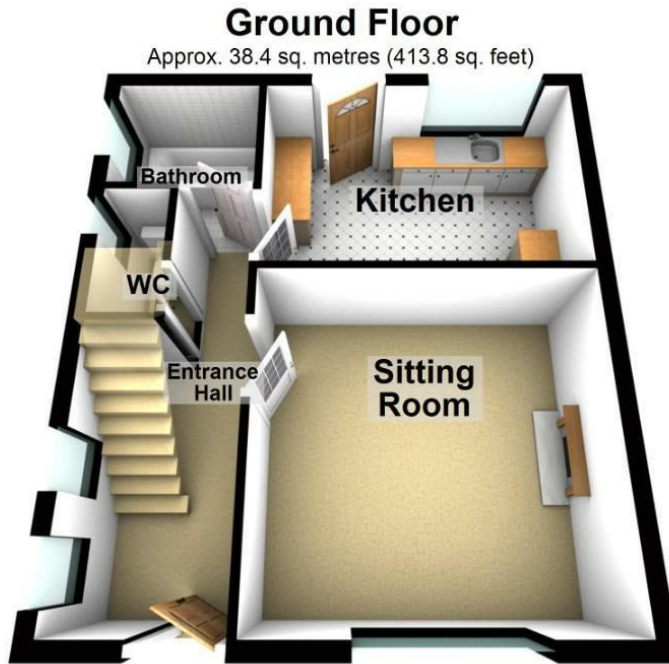
## Outside

The foregarden is mostly laid to lawn with a range of bordering shrubs and flowers. A path to the side of the property leads round to an enclosed rear garden which has plenty of potential and makes a perfect space for general planting and vegetable plot. There are also two outdoor stores with light. Whilst there is no off road parking for the property, there is plenty of on street parking to the front.

## Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band B which is currently £1705 per annum.





Total area: approx. 76.9 sq. metres (827.6 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

