



13 Lodge Walk,
Inkersall, S43 3DY

OFFERS IN THE REGION OF

£259,950

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WILKINS VARDY

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DETACHED BUNGALOW ON CORNER PLOT - TWO DOUBLE BEDS - GARAGE & DRIVEWAY

Set on a generous corner plot within a quiet cul-de-sac, this well presented detached bungalow offers comfortable and versatile living. The property features a spacious dual aspect living room complete with feature media wall, a fitted kitchen, and a conservatory overlooking the rear patio. There are two good sized double bedrooms, making it ideal for downsizers or small families. Externally, the home benefits from a detached garage and driveway, providing ample off street parking, together with a lawned garden to the front and side.

The property is situated in an established residential neighbourhood, well placed for accessing the local schools and amenities, with residents also being able to enjoy the nearby parks and green spaces.

- DELIGHTFUL DETACHED BUNGALOW ON CORNER PLOT
- SPACIOUS DUAL ASPECT RECEPTION ROOM WITH FEATURE MEDIA WALL
- FITTED KITCHEN WITH UTILITY ROOM OFF
- TWO DOUBLE BEDROOMS, ONE WITH FITTED FURNITURE
- SHOWER ROOM/WC
- DETACHED GARAGE & DRIVEWAY PARKING
- LAWNED GARDENS TO THE FRONT & SIDE, AND PATIO TO REAR
- EPC RATING: D

General

Bosch heat pump
uPVC sealed unit double glazed windows and doors
Solar panels (Owned)
Gross internal floor area - 61.5 sq.m./662 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

A uPVC double glazed door opens into a ...

Utility Room

8'0 x 5'3 (2.44m x 1.60m)
Having space and plumbing for a washing machine, and space for a fridge/freezer. A door from here gives access into the ...

Kitchen

9'10 x 8'3 (3.00m x 2.51m)
Being part tiled and fitted with a range of light oak wall, drawer and base units with complementary work surfaces over.
Inset 1½ single drainer stainless steel sink with mixer tap.
Space is provided for a freestanding cooker with concealed extractor over.
Laminate flooring.

Living Room

17'2 x 12'8 (5.23m x 3.86m)
A spacious dual aspect reception room having a feature media wall with built-in panoramic log effect electric fire. A door from here gives access to a useful store room.

Inner Hall

Master Bedroom

11'11 x 10'3 (3.63m x 3.12m)
A good sized dual aspect double bedroom having a range of fitted furniture to include an overbed fitment with bedside cabinets and shelving above, wardrobes and dressing table/drawer units.

Bedroom Two

11'7 x 8'10 (3.53m x 2.69m)
A rear facing double bedroom having a sliding patio door which opens into the ...

Brick/uPVC Double Glazed Conservatory

7'9 x 5'9 (2.36m x 1.75m)
Being triple aspect and having a uPVC double glazed door opening onto the rear of the property.

Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with an electric shower, wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Built-in storage cupboard.
Tiled floor.

Outside

The property sits on a corner plot and is accessed off Green Close.

There is a lawned garden to the front and side of the property, together with a resin driveway providing ample off street parking and leads to a Detached Single Garage having an electric door and personnel door.

The rear of the property is completely paved and there is a useful brick built outbuilding.



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA - 662 sq ft (61.5 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan, it is not intended to be a contract. It is a guide only. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

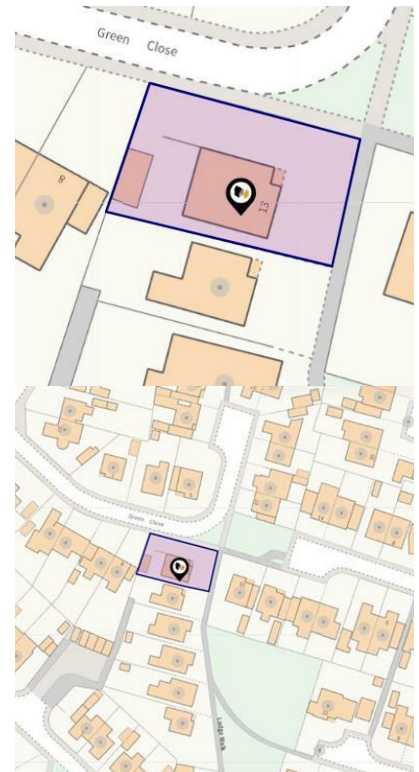
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-varDY.co.uk