

17 Dinting Lane, Dinting, Glossop, Derbyshire, SK13 7GA



- FREEHOLD stone cottage
- Quiet no-through traffic road
- Wood-burning stove
- Two bedrooms
- Conservatory / utility room
- Raised rear patio with views
- Brick & render outbuilding with power
- Additional wooden shed
- Neighbourly off-road parking arrangement
- Close to Dinting railway station

17 Dinting Lane, Dinting, Glossop, Derbyshire, SK13 7GA

MAIN DESCRIPTION

Situated on the ever-popular Dinting Lane and tucked away on a peaceful no-through traffic road, this delightful **FREEHOLD** stone cottage offers a perfect blend of character, comfort, and convenience. With views and a warm, welcoming feel throughout, the property would make an ideal purchase for first-time buyers, downsizers, or anyone seeking a quieter pace of life while remaining well connected.

The ground floor centres around a cosy lounge featuring an attractive wood-burning stove set within the chimney breast, creating a charming focal point and a welcoming space to relax. To the rear, the kitchen provides a practical range of fitted units and leads into a spacious and useful conservatory/utility room, offering additional living space and direct access to the rear garden.

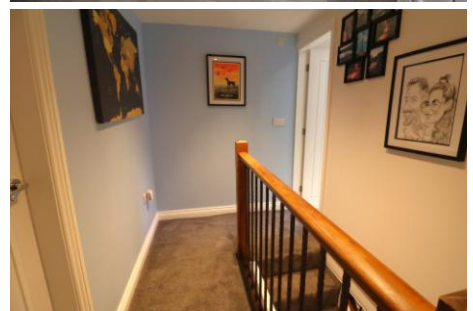
Upstairs, there are two bedrooms, including a generous main bedroom, along with a well-appointed bathroom fitted with a modern three-piece suite.

Externally, the property benefits from steps to the rear leading up to a raised rear patio area, an ideal spot for outdoor dining and to the front Storage is particularly well catered for, with a substantial brick and render outbuilding with power and light, complemented by an additional wooden shed, perfect for bikes, tools, or hobbies.

While there is no allocated parking, there is a long-standing and neighbourly off-road parking arrangement in place, adding to the practicality of the home.

The location is especially convenient, with excellent transport links nearby including Dinting railway station and easy access to surrounding towns, making it ideal for commuters.

A charming and characterful home in a sought-after setting, early viewing is highly recommended.



17 Dinting Lane, Dinting, Glossop, Derbyshire, SK13 7GA

LOUNGE

13' 3" x 12' 1" (4.04m x 3.68m) uPVC double-glazed window to the front elevation, ceiling light, and two wall lights. Wall-mounted radiator and an attractive log burner set within the chimney breast.

KITCHEN

13' 6" x 8' 1" (4.11m x 2.46m) (widest Point) A range of high and low level units with contrasting work surfaces and splash back tiling. Two ceiling light points, wall-mounted radiator, stainless steel double sink with draining board and mixer tap. 4 ring electric hob with double oven. uPVC double-glazed window and door leading into the conservatory.

CONSERVATORY/UTILITY ROOM

11' 2" x 9' 11" (3.4m x 3.02m) uPVC double doors opening onto the rear garden, wall-mounted light point, and wall-mounted radiator.

MAIN BEDROOM

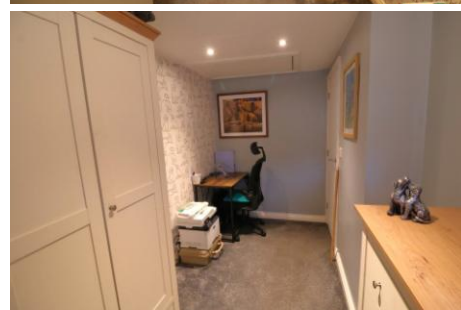
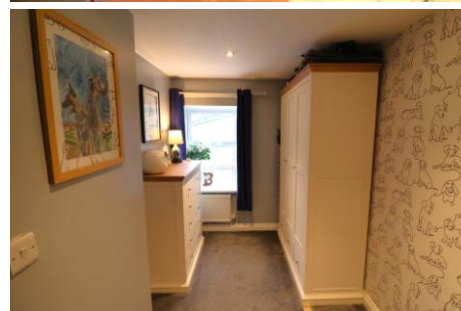
13' 0" x 9' 1" (3.96m x 2.77m) uPVC double-glazed window to the front elevation, ceiling spotlights, and wall-mounted radiator.

BEDROOM 2

101 - 103' 11" x 5' 1" (31.06m x 1.55m) uPVC double-glazed window to the rear elevation, ceiling spotlights, wall-mounted radiator, and loft access point.

LANDING

Stairs from the ground to the first floor, ceiling spotlights, doors leading to first-floor accommodation.



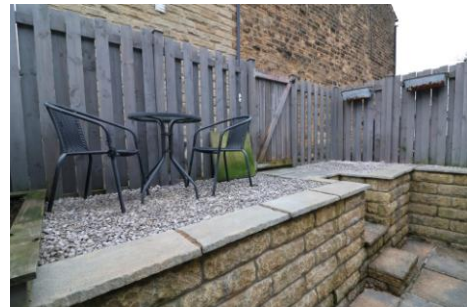
17 Dinting Lane, Dinting, Glossop, Derbyshire, SK13 7GA

BATHROOM

A three-piece suite comprising a bath with overhead shower, low-level WC, and sink set in a vanity unit. uPVC double-glazed window to the rear elevation, ceiling spotlights, and extractor fan.

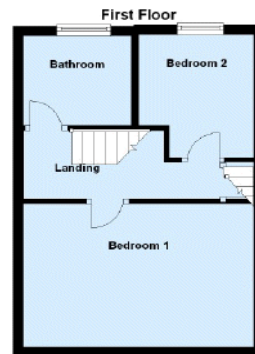
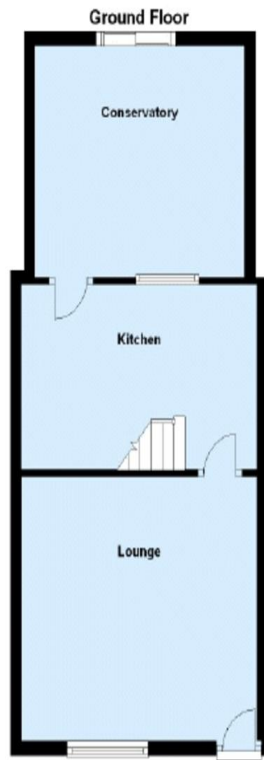
EXTERNAL

Externally, the property benefits from steps to the rear leading up to a raised rear patio area, an ideal spot for outdoor dining and to the front Storage is particularly well catered for, with a substantial brick and render outbuilding with power and light, complemented by an additional wooden shed, perfect for bikes, tools, or hobbies.



17 Dinting Lane, Dinting, Glossop, Derbyshire, SK13 7GA





Agents Disclaimer: Stepping Stones Asset Management Ltd, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Stepping Stones Asset Management Ltd have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Stepping Stones Asset Management Ltd require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Stepping Stones Asset Management removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - Stepping Stones Asset Management may have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent may receive referral commission from the third-party companies. Details are available upon request.