



Asking Price  
£225,000

SALES AND LETTINGS

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.



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## 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.



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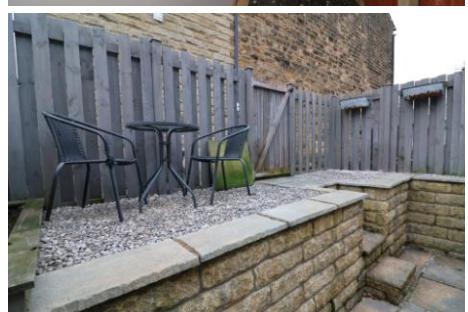
## BATHROOM

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.



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