

Home 2 Sell

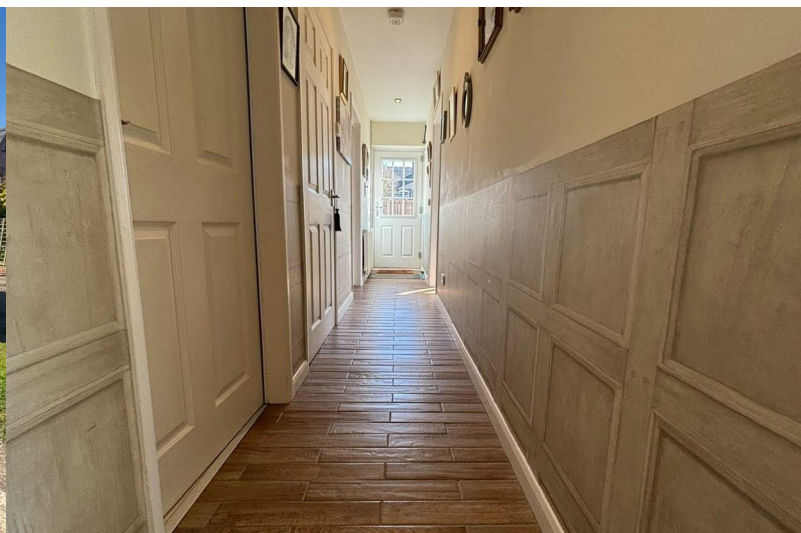
Quality Service For Less



## 2A Pingle Lane

Belper, DE56 1DW

£279,995



Home2sell are delighted to offer this spacious two bedroom detached bungalow representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented residence situated in a popular and much sought after central Belper location just a short walk from the Town Centre. The gas centrally heated and PVCu double glazed property comprises in brief of Entrance Hall, two well proportioned double bedrooms, modern shower room, open plan lounge dining room and a modern fitted kitchen having built in appliances. A special feature of the sale is the delightful front garden which enjoys a most fine aspect having roof top views, patio sun terrace, lawn and well stocked established borders. To the rear a summer house, ample off road parking and single garage. Viewing Essential.



### Entrance Hall

The property is entered from the side elevation via a composite door with glazed inserts, ceramic tiled wood grain effect flooring, central heating radiator, recessed ceiling lighting and access to the loft void. There is a useful airing cupboard which houses the BAXI gas combination boiler. This services the domestic hot water and central heating system.

### Directions

Leave Belper town centre along green Lane and continue to the end and turn right onto Mill Street. Proceed up the hill and Pingle Lane is first left where number 2A can be found on the right hand side clearly identified by our 'For Sale' board.

### Lounge Dining Room

11'8" x 16'4" (3.58m x 5.00m )

This generously proportioned light and airy room has a PVCu double glazed window to the side elevation, PVCu double glazed French doors with matching twin windows to the front garden aspect, central heating radiator, wall lighting, coving to the ceiling and ceiling light. Television point and a feature fireplace.

### Fitted Kitchen

8'7" x 9'3" (2.64m x 2.84m )

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating an inset sink drainer unit with Swan neck mixer tap. Complementary splash back tiling, display cabinet, integrated fridge, integrated freezer, four ring electric hob with stainless steel extractor canopy over, electric fan assisted oven and grill. Breakfast bar, recessed ceiling lighting, vinyl tile flooring, column radiator and a PVCu double glazed window to the rear elevation.

### Bedroom One

11'9" x 10'0" (3.60m x 3.05m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

### Bedroom Two

6'3" extending 8'2" x 10'5" reducing 8'9" (1.93m extending 2.50m x 3.19m reducing 2.67m )

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Built in fitted wardrobes and drawers.

### Family Shower Room

Having a three piece suite comprising of a fitted concealed cistern WC with vanity hand wash basin having fitted cabinet. Shower enclosure with thermostatically controlled shower having a rain head and separate hand held attachment. Chrome heated towel rail, complementary wall tiling, vinyl flooring and PVCu double glazed opaque window to the rear elevation.

### Outside

The property sits in a slightly elevated position from Pingle Lane having a Derbyshire stone wall with gated access and steps to the front garden which enjoys a most pleasant aspect with roof top views over the valley. Having a patio sun terrace, lawn and well stocked established borders containing an interesting and varied selection of plants and shrubs. To the rear hard standing for one vehicle, timber summer house and garage. Accessed from Mill Street.

### Area

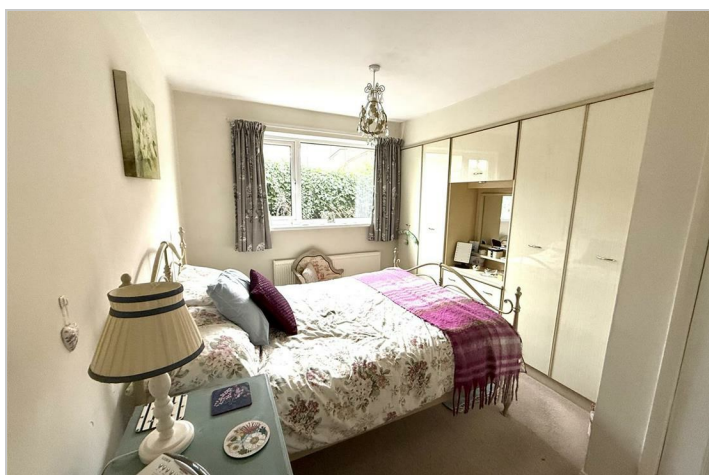
2a Pingle Lane is situated within walking distance of the centre of Belper which provides an excellent

range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

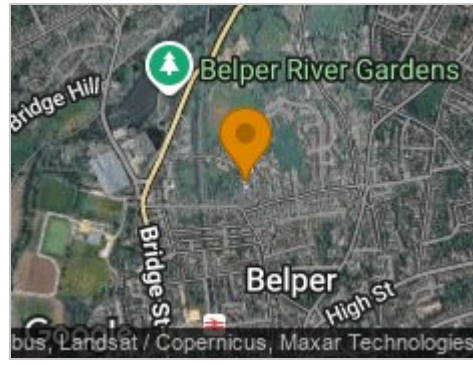
From the Home2sell Belper office turn left on to King Street, right onto Green Lane and follow Green lane untill reaching Mill Street, Continue right onto Mill Street and then take the left hand turn onto Pingle Lane, where the property can be found on the right hand side clearly denoted by our distinctive For sale board.



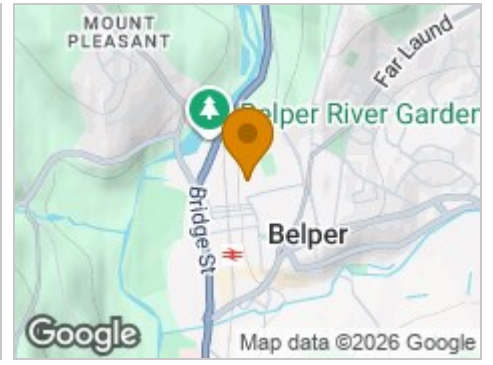
## Road Map



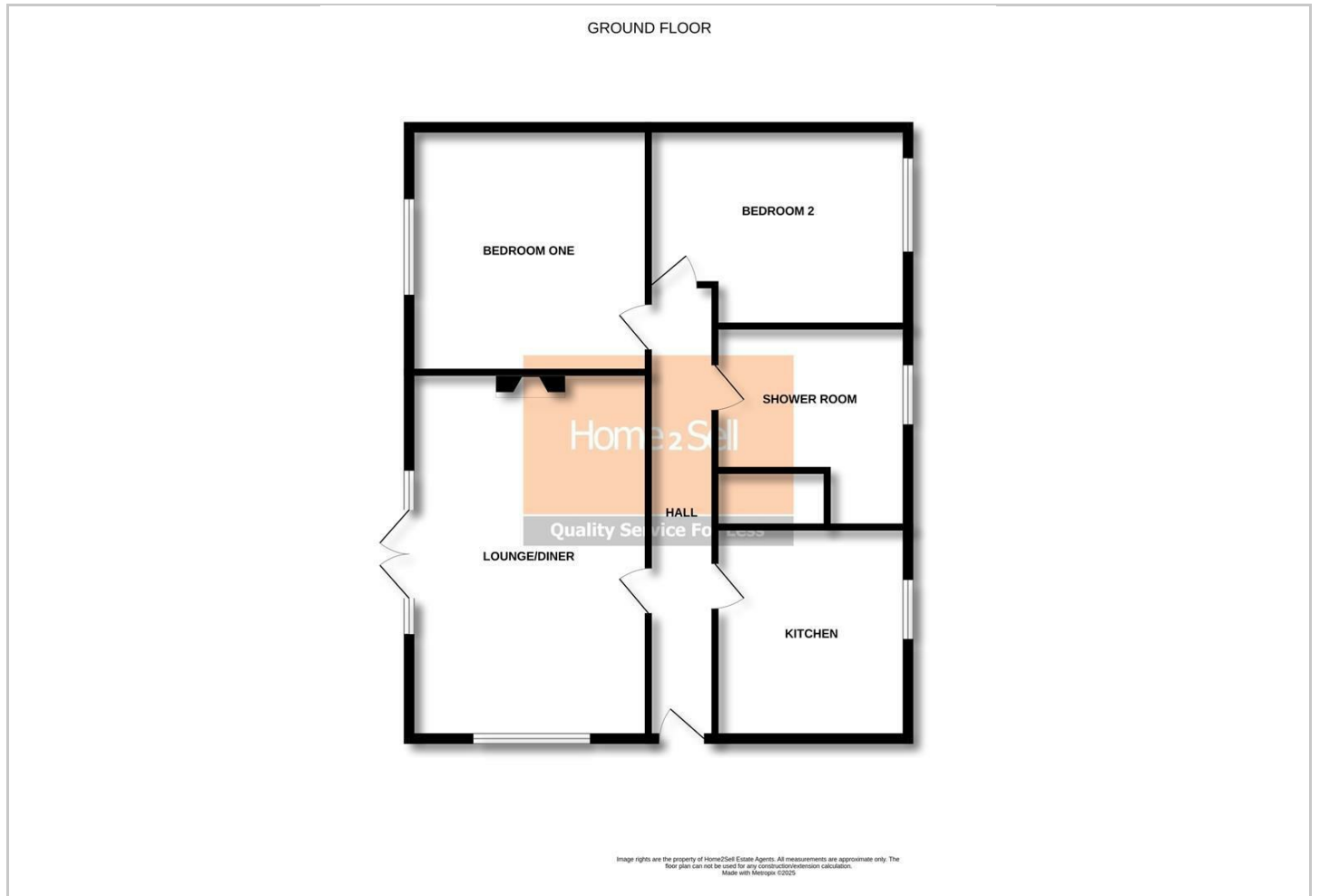
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.