



£145,000

Main Road, Leabrooks DE55 1LA

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- A Superbly Presented Mid Terraced House
- Character and Charm Throughout
- Well Proportioned And Versatile Accommodation
- Lounge And Separate Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Generous Bathroom With Three Piece Suite
- Delightful Enclosed Garden And Patio Area
- Easy Access to Alfreton, Ripley, A38 and M1
- Viewing Essential To Appreciate Decor And Presentation

Property Description

Derbyshire Properties offer this superbly presented, Two Double Bedroom Mid Terraced house which has a Lounge, separate Dining Room, Fitted Kitchen and a Bathroom. Delightful rear garden and patio areas. Viewing essential to appreciate!

Main Particulars

A superbly presented, characterful mid Terraced House which is located within easy reach of Alfreton, Ripley and connection to the A38 and M1.

Spacious and versatile accommodation comprises a Lounge, Dining Room, Fitted Kitchen, Two Double Bedrooms and a Bathroom with a three piece suite.

Gas central heating and UPVc Double Glazing throughout.

Delightful rear garden which is mainly lawned with two paved patio areas, perfect for Al Fresco living. Rear access via neighbouring property(No 4)

Viewing essential to appreciated character, charm, decor and presentation.

Lounge

11'10 x 10'9 (3.62m x 3.30m)

With a UPVC double glazed entrance door, a UPVC double glazed Box bay window with leaded glass insert to the front elevation, a wood grain effect laminate floor, shelving to the alcoves and a central heating radiator.

Inner Lobby

Having a wood grain effect laminate floor and stairs leading off to the first floor

Dining Room

13'1 x 12' (4.00m x 3.67m)

Having a feature open chimney breast with tiled surround housing an electric stove. There is a wood grain effect laminate floor, a UPVC double glazed window to the rear and a central heating radiator. An under stairs cupboard provides excellent storage space.

Kitchen

13'1 x 7'10 (4.00m x 2.40m)

Kitchen appointed with a range of cream shaker style base cupboards, drawers and eye level units with a wood grain effect roll top work surface over incorporating a stainless steel sink/drainage unit with mixer tap. Having a range of open shelving and Metro tiling to the splash back areas. Integrated appliances include an electric oven and gas hob . There is plumbing for an automatic washing machine and space for a fridge freezer.. There is a wood grain effect laminate floor, a central heating radiator, a UPVC double glazed window overlooking the rear garden and a UPVC double glazed door provides access.

First Floor

Landing

Having doors leading off to the Bedrooms and Bathroom

Bedroom One

13'2 x 13' (4.03m x 3.97m)

Having a UPVC double glazed window to the front and a central heating radiator There is an over stairs cupboard which provides excellent storage space. .

Bedroom Two

12'0 x 10'1 (3.68m x 3.07m)

Having a feature exposed wooden floor, a central heating radiator and a UPVC double glazed window overlooking the rear garden. There is an over stairs cupboard which provides excellent storage space and access to the roof.

Bathroom

13'2 x 7'11 (4.02m x 2.41m)

Appointed with a three piece suite comprising paneled bath with glass shower screen and handheld shower attachment over, a pedestal wash hand basin and a low flush WC with complimentary tiling to splash back areas. There is a central heating radiator, a large cupboard providing excellent storage space and housing the boiler (serving domestic hot water and central heating system) and a UPVC double glazed window to the rear

Outside

The house is nicely set back from the road and slightly elevated. Steps lead to the front door and there is a graveled fore garden.

The rear mature garden comprises a paved patio with a lawned garden beyond with a central path. The borders are well stocked with a variety of shrubs and flowering plants. The path leads to a further paved patio area with Trellis to the surround and a store area beyond. Access is provided to the rear via a neighbouring property.

Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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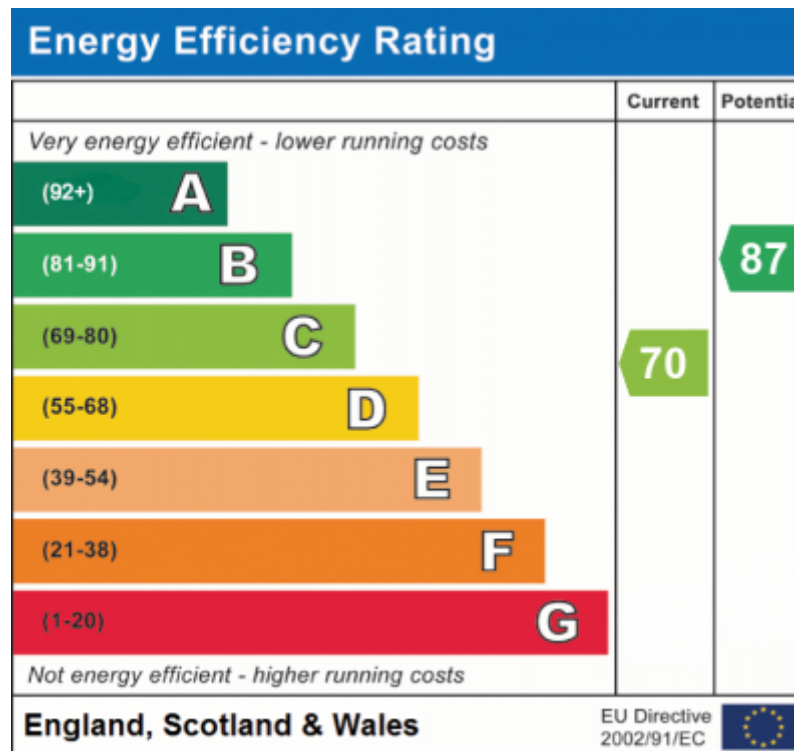
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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