



£190,000

St Leonards Place, Shirland DE55 6AY

| 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Easily commutable to Alfreton
- Perfect for access to M1 and Chesterfield
- Ideal for access to Alfreton, Ripley, A38 and M1
- Great First Time Buy
- Family Home with Potential
- Impressive Plot
- Off Street Parking for Several vehicles

## Property Description

Derbyshire Properties are pleased to present this three bedroom family home in the much sought after village of Shirland. Offered 'For sale' with no upward chain, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this three bedroom family home in the much sought after village of Shirland. Offered 'For sale' with no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Utility Area, Lounge, Dining Area, Kitchen and WC to the ground floor with three Bedrooms and the family Bathroom to the first floor.

Externally, the property benefits from impressive plot including block paved driveway for several vehicles to the front elevation with impressive rear garden featuring paved and lawned spaces perfect for hosting and relaxing. The rear enclosed garden is secured by a combination of timber fencing, concrete fencing and mature shrubbery making it ideal for those with pets and young children.

### Entrance Hall

Entered via a UPVC door to the hallway, with stairs rising to the first floor and doors leading to-

### Lounge / Diner

With two UPVC double glazed windows to the front elevation and two gas central heating radiators.

### Kitchen

13' 9" x 6' 5" (4.19m x 1.96m)

Fitted with a matching range of wall and base units, having a roll top work surface and space for white goods and an oven. A UPVC double glazed window to the rear elevation.

### Downstairs WC

With a Low level W.C

### First Floor

### Landing

With a loft hatch access and doors leading to-

### Bedroom One

13' 3" x 10' 9" (4.04m x 3.28m)

With a UPVC double glazed window to the front elevation and a gas central heating radiator.

#### Bedroom Two

10' 6" x 10' 6" (3.20m x 3.20m)

With a UPVC double glazed window to the front elevation and a gas central heating radiator.

#### Bedroom Three

10' 1" x 6' 5" (3.07m x 1.96m)

With a UPVC double glazed window and a gas central heating radiator.

#### Bathroom

7' 2" x 3' 3" (2.18m x 0.99m)

Fitted with a white three piece suite comprising of panelled bath, low level W.C and a pedestal wash hand basin. There is a UPVC double glazed window and a gas central heating radiator.

#### Outside

Externally, the property benefits from impressive plot including block paved driveway for several vehicles to the front elevation with impressive rear garden featuring paved and lawned spaces perfect for hosting and relaxing. The rear enclosed garden is secured by a combination of timber fencing, concrete fencing and mature shrubbery making it ideal for those with pets and young children.

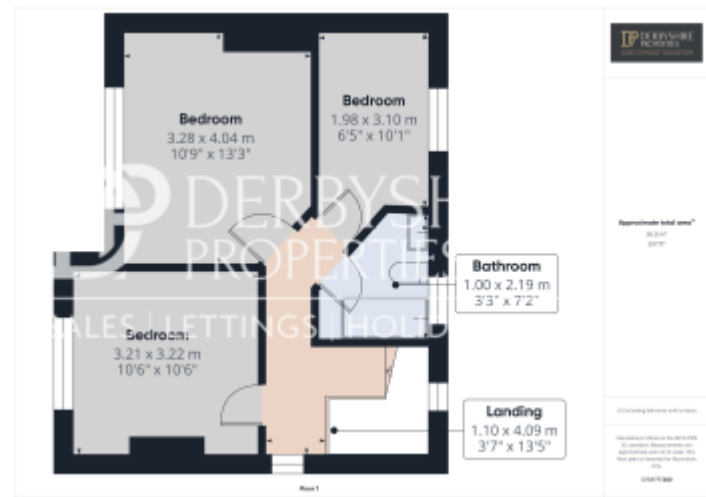
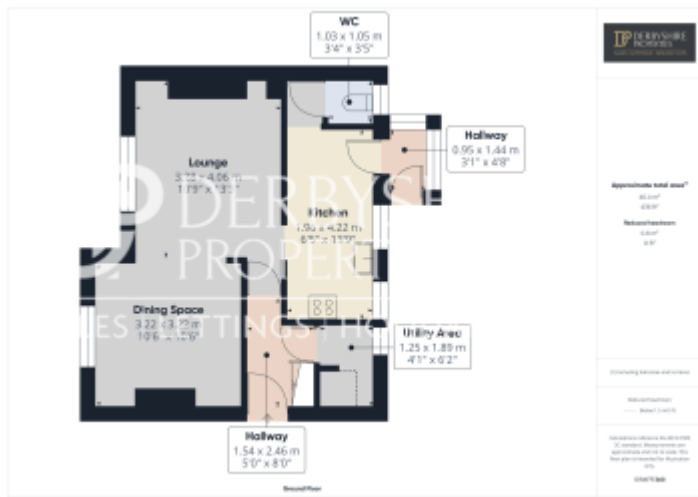
#### Council Tax

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

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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