



£150,000

Inns Lane, South Wingfield DE55 7LW

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached Home
- Investment Opportunity
- Much Sought After Village Location
- Easily commutable to Alfreton
- Countryside Location
- Viewing Essential To Appreciate Charm
- Ideal For Access to A38 & M1
- Easily Commutable to Crich

## Property Description

Derbyshire Properties are pleased to present this two bedroom semi detached cottage. Offered for sale with no upward chain and located in the idyllic village of South Wingfield, the property would ideally suite first time buyers or investors. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this two bedroom semi detached cottage. Located in the idyllic village of South Wingfield, the property would ideally suite first time buyers or investors. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, breakfast Kitchen and Bathroom to the ground floor with two double Bedrooms to the first floor. Externally, the property benefits from private rear courtyard. This patio space is secured by timber fencing making it ideal for those with pets and young children.

### Lounge

12' 7" x 11' 9" (3.84m x 3.58m) UPVc part-glazed door, double glazed window, log burner with brick fireplace, ornamental niches, radiator, mock beam ceiling, wall lights, open staircase.

### Kitchen

12' 2" x 10' 4" (3.71m x 3.15m) Fitted units, stainless steel sink, gas hob, electric oven, extractor, tiled splashbacks, space for fridge and washing machine, laminate flooring, radiator, Worcester combi boiler.

### Rear Hall

Terrazzo flooring, roof access, UPVc glazed door to conservatory.

### Sun Room

11' 9" x 6' 5" (3.58m x 1.96m) Brick base, UPVc windows and door, ceramic tiled floor, wall light.

### Bathroom

8' 8" x 4' 10" (2.64m x 1.47m) White suite with cast iron bath and thermostatic shower, vanity basin, WC, tiled walls and floor, heated towel rail, two double glazed windows.

### First Floor

### Landing

### Bedroom One

12' 3" x 10' 0" (3.73m x 3.05m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

12' 2" x 9' 2" (3.71m x 2.79m) With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

#### Outside

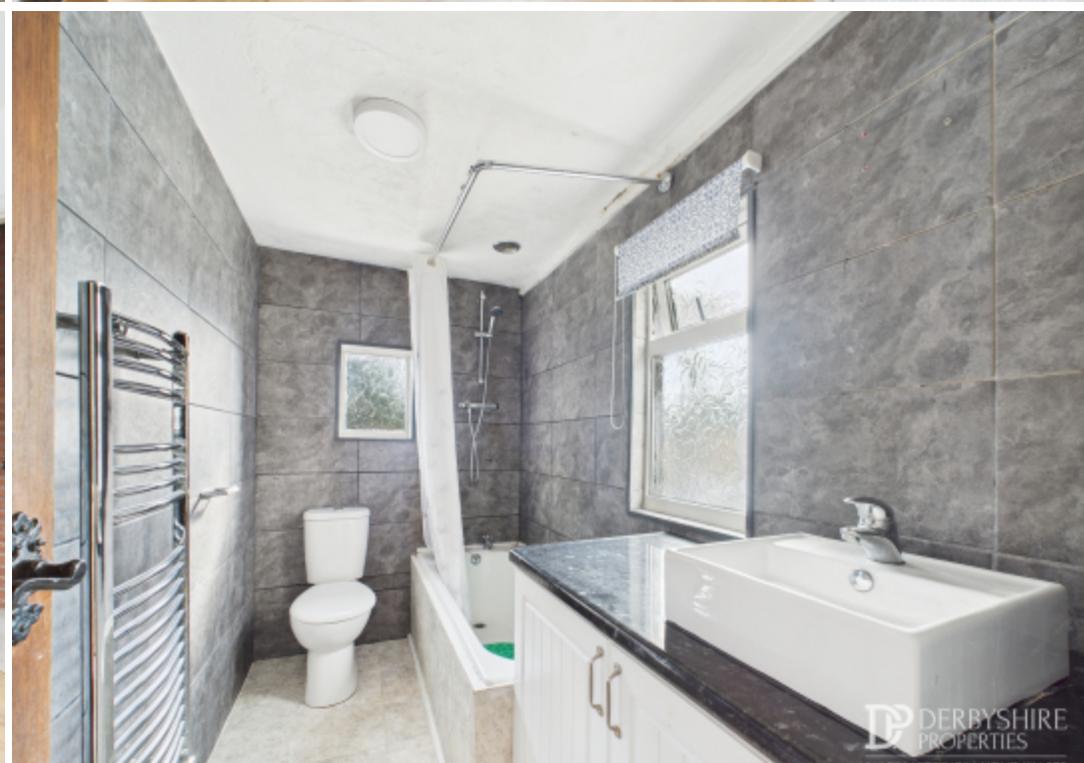
Externally, the property benefits from private rear courtyard. This patio space is secured by timber fencing making it ideal for those with pets and young children.

#### Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough 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 © 2026 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>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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