

11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



Lea Lane, Selston, £110,000

- TWO BEDROOM COTTAGE
- GOOD SIZE GARDEN
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN
- VIEWING RECOMMENDED
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this mid terraced cottage with double glazing where specified and a gas central heating system. The property is being sold with no upward chain and we would recommend viewing this cottage within this sought after location. The property itself very briefly comprises: Entrance hall, lounge with feature brick fireplace with log burning stove, fitted kitchen with base units, range style cooker, fridge and freezer are included within the sale price, and there is an archway to the dining room. There is a ground floor shower room with three piece suite comprising: double walk in shower, low level WC and pedestal wash hand basin. There are two bedrooms to the first floor with latched doors. To the outside there is an enclosed easy to maintain garden to the rear and a paved area to the front.

Within Selston there is a supermarket, post office, medical centre, chemist, places of worship, public house, fast food outlets and a range of schooling. The M1 may be accessed at junction 27 which provides transports links to the surrounding centres of Leicester, Nottingham, Mansfield and Chesterfield.

Accommodation

Entrance Porch

With double glazed door and window to the front elevation.



Lounge (13' 0" x 10' 10") or (3.96m x 3.30m)

The focal point to the room is the log burning stove which is set into a feature brick fireplace, ceiling spot lights, double glazed window to the front elevation and TV aerial connection point.



Fitted Kitchen (9' 11" x 9' 10") or (3.02m x 3.00m)

With base units which incorporate drawers, contrasting square edged work surfaces, complementary tiling to the walls, shelving, single drainer sink unit with mixer tap, appliance space, tiled floor, ceiling spotlights and under stairs store. The range style cooker and the fridge freezer are included within the sale price.

Dining Area (7' 03" x 6' 09") or (2.21m x 2.06m)

With double glazed door to the side and central heating radiator.



Ground Floor Shower Room

With double shower cubicle, low level WC, pedestal wash hand basin, complementary to the walls and floor, extractor fan, wall mounted gas central heating boiler and double glazed window.

Landing

With access to the loft space.



Bedroom 1 (13' 03" Max x 10' 11") or (4.04m Max x 3.33m)

With latched door, double glazed window to the front elevation and central heating radiator.



Bedroom 2 (13' 03" Max x 10' 11") or (4.04m Max x 3.33m)

With double glazed window to the rear elevation, central heating radiator and latched door.



Outside

To the rear of the property there are seating and graveled areas and well established shrubs and trees. To the front there is an external light and a paved area.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:58

Tenure

We are informed that the tenure is Freehold


Council Tax

Band A

Directions

For Satellite Navigation the Post Code is NG16 6BY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.