

11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



## Devonshire Drive, Leabrooks, £200,000

- IMMACULATE DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- VIEWING ABSOLUTELY ESSENTIAL
- NO UPWARD CHAIN
- ENERGY RATING AWAITED



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

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specific to the contrary interested parties should note that:- 1). These particulars are given without responsibility of Green & May Ltd or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; 2). Green & May Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; 3). The vendors or lessors and neither Green & May Ltd or any employee of Green & May Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; 4). VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessors must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice.

Green & May are delighted to offer to the market this very well presented detached bungalow being situated within this desirable location. The kitchen and shower have been modernised and new combination boiler recently installed. The bungalow is being sold with no onward chain and we strongly recommend viewing as soon as possible to avoid disappointment. Briefly the accommodation comprises: Entrance hall, lounge with stone feature fireplace, fitted kitchen with built in oven, induction hob and fridge. There are two double bedrooms and a shower room. To the outside there is an enclosed garden to the rear and a lawn and decorative border to the front, a driveway provides off road car parking and access to the garage.

Leabrooks is well placed for the M1/A38 when travelling to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides retail opportunities, restaurants and coffee shops.

## Accommodation

### Entrance Hall

With double glazed door to the side elevation, coving to the ceiling, central heating radiator and built in cupboard with window to the front.



### Lounge (15' 08" x 10' 05") or (4.78m x 3.18m)

Widening to 12ft 5ft. This is a pleasant room with the focal point being the feature stone fireplace with slate hearth and two display niches, TV plinth and a coal effect fire. There is coving to the ceiling, central heating radiator and double glazed windows to the front and side elevations.



### Fitted Kitchen (10' 08" x 9' 01") or (3.25m x 2.77m)

This is a well laid out kitchen with a range of wall and base units, incorporating drawers, contrasting square edged counter tops with matching up-stands and breakfast bar. There is a built in oven and induction hob with stainless steel extractor over, built in fridge, cupboard housing the central heating boiler, one and a quarter bowl single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, central heating radiator and double glazed window.



### Bedroom 1 (12' 06" x 10' 05") or (3.81m x 3.18m)

Into bed head recess. With a range of fitted furniture to include wardrobes, over head storage, bedside cabinets, bed head and a chest of drawers. There is a double glazed window to the rear elevation, coving to the ceiling and central heating radiator.



### Bedroom 2 (11' 11" x 9' 02" ) or (3.63m x 2.79m)

Plus recess. With double glazed window to the rear elevation and central heating radiator.



## Shower Room

This is a contemporary shower room with tiled shower enclosure, low level WC with concealed cistern, wash hand basin with vanity shelf, complementary tiling to the walls, access to the loft space, heated towel rail, ceiling spot lights and double glazed window.

## Garage (18' 06" x 9' 03" ) or (5.64m x 2.82m)

With remote controlled door, personal door to the side and light and power.



## Outside

To the rear of the property there is an enclosed garden with paved patio lawn and flower border. To the front there is an attractive garden which is laid to lawn with decorative border. A driveway to the side of the house provides off road car parking and access to the garage.

## 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 sellers 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

## Tenure

We are informed that the tenure is Freehold

## Council Tax


Band C

## Directions

For Satellite Navigation the Post Code is DE55 1LS



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

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.