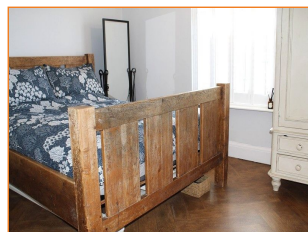
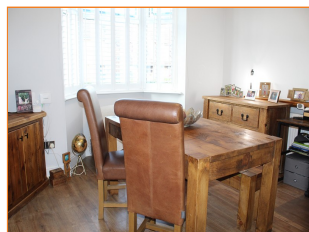


11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



Carter Lane East, South Normanton, £160,000

- TWO BEDROOM SEMI DETACHED HOUSE
- LOUNGE AND DINING ROOM
- GOOD SIZE REAR GARDEN
- IMMACULATELY PRESENTED
- VIEWING ESSENTIAL
- 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 beautifully presented traditional semi detached home which is situated within this popular convenient location. Briefly the accommodation comprises: Entrance hall, lounge with a log burning stove ideal to feel cosy in chilly winter evenings, separate dining room with a double glazed bay window to the front allowing plenty of natural light. The kitchen is well planned and has a range of wall and base units and built in appliances to include, eye level oven, grill, gas hob, extractor chimney and dishwasher. Lying off the kitchen is a utility area with plumbing for automatic washing machine. Moving to the first floor there are two bedrooms and a fabulous bathroom with four piece suite which comprises: deep free standing roll top bath, separate shower enclosure, low level WC and pedestal wash hand basin. To the outside there is an enclosed garden to the rear with seating areas and a lawn. We would strongly recommend viewing this delightful property as soon as possible to avoid disappointment.

Within South Normanton there is a range of facilities to include a late opening Co-op, general store, post office, petrol station, fast food outlets, public houses, village hall, medical centre, chemist, bus routes, places of worship and a range of schooling. The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides a further selection of retail opportunities, restaurants and coffee shops.

Accommodation

Entrance Hall

With double glazed door to the front elevation, laminate floor and stairs rising to the first floor accommodation.



Lounge (12' 06" x 12' 04") or (3.81m x 3.76m)

This is a lovely lounge with the focal point being the feature fire place with log burning stove. There are double glazed French doors which open into the rear garden, two central heating radiators, laminate floor, coving to the ceiling and under stairs store with light.



Dining Room (12' 06" x 12' 05") or (3.81m x 3.78m)

Into Bay. With double glazed bay window to the front elevation allowing plenty of natural light. There is a laminate floor, coving to the ceiling and two central heating radiators.



Fitted Kitchen (12' 08" x 6' 10") or (3.86m x 2.08m)

The kitchen is well laid out with a range of wall and base units contrasting counter tops and complementary tiling to the walls. There are built in appliances to include an eye level oven and grill, five burner gas hob with stainless steel extractor chimney. Shaped stainless steel sink unit with mixer tap, appliance space, tiled floor, double glazed window and door to the side elevation. Beyond the kitchen there is a utility area with plumbing for automatic washing machine and double glazed window.

Landing

With coving to the ceiling and access to the loft space.



Bedroom 1 (12' 05" x 10' 04") or (3.78m x 3.15m)

With double glazed window to the front elevation, built in cupboard over the stairs, coving to the ceiling, laminate floor and central heating radiator.



Bedroom 2 (12' 03" x 9' 05") or (3.73m x 2.87m)

With double glazed window to the rear elevation, laminate floor, coving to the ceiling and central radiator.



Bathroom

This bathroom is absolutely amazing! With a four piece suite which comprises: free standing deep roll top bath separate shower enclosure, pedestal wash hand basin, low level WC, complementary tiling to the walls and floor, ceiling spot lights, built in cupboard housing the central heating boiler, heated towel rail and double glazed windows to the side and rear elevations.



Outside

This is an extensive rear garden with block paved seating area which in turn leads to a lawn. To the front there is a small forecourt with graveled 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:68

Tenure

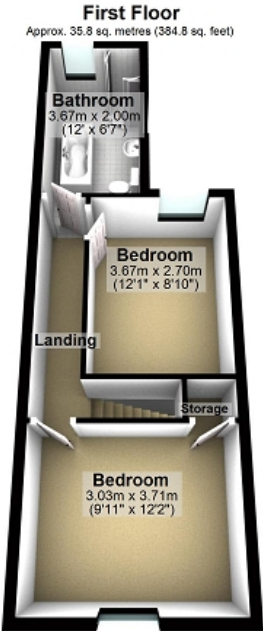
We are informed that the tenure is Freehold

Council Tax

Band A

Directions


For Satellite Navigation the Post Code is DE55 2DY



Total area: approx. 73.9 sq. metres (795.0 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.