22 The Close,
Langwith Junction, NG20 9RR

OFFERS IN THE REGION OF

£164,000

WILKINS VARDY

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TWO BED SEMI BUNGALOW - REAR CONSERVATORY - LOW MAINTENANCE GARDENS - NO CHAIN

Offered for sale with no upward chain is this well presented semi detached bungalow offering 1100 sq.ft. of versatile accommodation. The property features a fitted kitchen, a spacious 'L' shaped lounge/diner with French doors opening into a conservatory which provides additional living space, two good sized bedrooms and a fully tiled wet room. In addition there is a useful attic room. Further benefits include off street parking and low maintenance gardens to the front and rear.

The property is situated in an established residential area, well placed for the local shops, schools and amenities in Shirebrook and readily accessible for routes into Mansfield, Bolsover and Chesterfield.

- DELIGHTFUL SEMI DETACHED BUNGALOW
- FITTED KITCHEN
- TWO GOOD SIZED BEDROOMS
- OFF STREET PARKING & LOW MAINTENANCE GARDENS
- EPC RATING: TBC
- GENEROUS 'L' SHAPED LOUNGE/DINIER
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- FULLY TILED WET ROOM
- NO CHAIN

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 102.2 sq.m./1100 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Shirebrook Academy

On the Ground Floor
A uPVC double glazed side entrance door opens into a ...

Entrance Hall
Fitted with laminate flooring and having a door to a built-in under stair store cupboard.
An open archway leads through into the ...

Kitchen
7'5 x 7'2 (2.26m x 2.18m)
Fitted with a range of oak wall, drawer and base units with complementary work surfaces and matching splashbacks.
Inset single drainer sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer and a freestanding cooker with extractor hood over.
Vinyl flooring.

Wet Room
6'4 x 5'11 (1.93m x 1.80m)
Being fully tiled and having a shower area with electric shower, hand wash basin and a low flush WC.

'L' Shaped Lounge/Diner
20'4 x 18'0 (6.20m x 5.49m)
A spacious rear facing reception room having a feature fireplace with an inset electric fire.
An opening leads through to the dining area where uPVC double glazed French doors open to the conservatory.
A further door gives access to a staircase which rises to the attic room.

Brick/uPVC Double Glazed Conservatory
11'2 x 11'2 (3.40m x 3.40m)
A good sized conservatory having tiled flooring and downlighting. uPVC double glazed French doors overlook and open onto the rear patio.

Bedroom One
14'5 x 9'8 (4.39m x 2.95m)
A good sized front facing double bedroom fitted with laminate flooring.
A door gives access to a built-in storage cupboard.

Bedroom Two
10'8 x 9'10 (3.25m x 3.00m)
A front facing good sized single/small double bedroom fitted with laminate flooring.

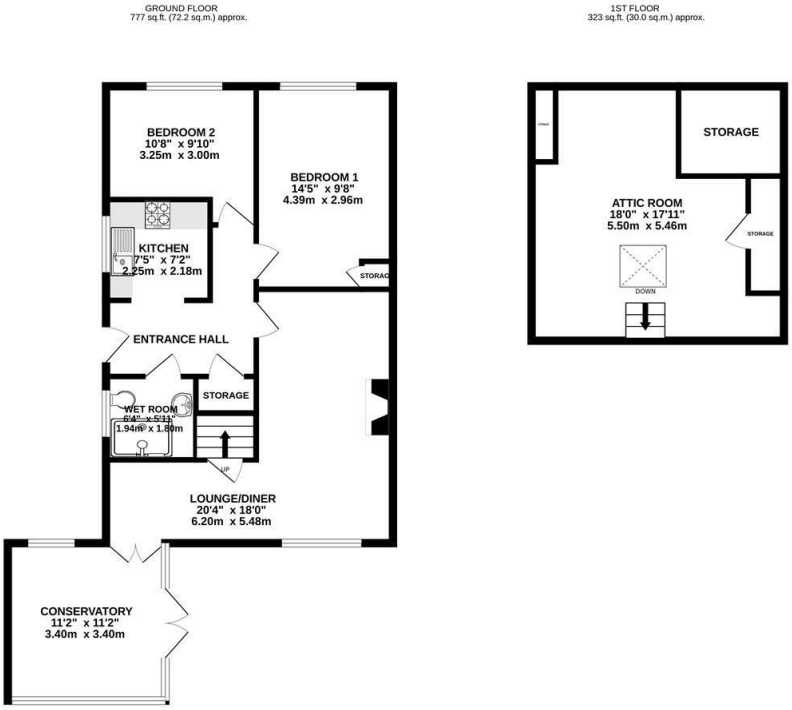
On the Second Floor

Attic Room
18'0 x 17'11 (5.49m x 5.46m)
A generous attic room having a Velux window, and a door to a useful storage cupboard. There is also eaves storage.

Outside
To the front of the property there is a concrete and block paved driveway providing off street parking. There is also a low maintenance decorative gravel garden with raised planted beds.

Two gates to the side of the property open to a ramp which leads up to the side entrance door, and a path which leads to the rear of the property.

The enclosed south west facing rear garden is completely paved and has a raised planted corner border.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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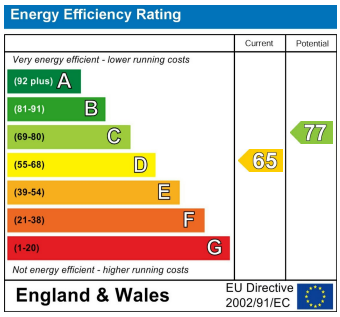
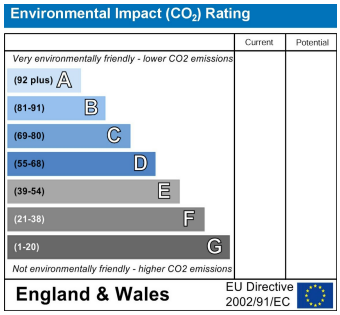




VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014
Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

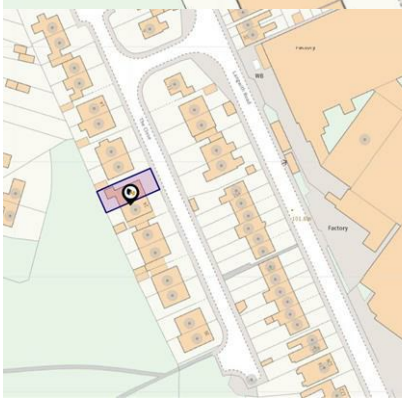
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Shirebrook Academy Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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