



104 Wessington Lane,
South Wingfield, DE55 7ND

£270,000

W
WILKINS VARDY

£270,000

DETACHED FAMILY HOME IN SEMI RURAL SETTING - OPEN VIEWS TO FRONT – NO UPWARD CHAIN

Situated in a pleasant semi rural location, this detached family home offers excellent potential for buyers looking to undertake a scheme of refurbishment and modernisation, providing an opportunity to create a home tailored to individual tastes and requirements.

The accommodation briefly comprises two well proportioned reception rooms, a convenient downstairs cloaks/WC and kitchen, with three bedrooms and a family bathroom to the first floor.

Externally, the property benefits from driveway parking and mature gardens to both the front and rear, offering attractive outdoor space and further potential.

Offered for sale with no upward chain, this property represents an exciting opportunity for those seeking a detached family home with scope for improvement in a desirable semi rural setting.

- DETACHED FAMILY HOME IN SEMI RURAL LOCATION
 - TWO GOOD SIZED RECEPTION ROOMS
 - THREE BEDROOMS
 - REQUIRING A SCHEME OF REFURBISHMENT/MODERNISATION
 - NO UPWARD CHAIN
- VIEWS ACROSS OPEN FIELDS TO THE FRONT
 - KITCHEN & CLOAKS/WC
 - FAMILY BATHROOM
 - DRIVEWAY PARKING & MATURE GARDENS TO THE FRONT AND REAR
 - EPC RATING: TBC

General
Gas central heating
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 75.9 sq.m./817 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - David Nieper Academy

On the Ground Floor
A timber framed and glazed front entrance door with matching side panels opens into a ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Cloaks/WC
Fitted with a 2-piece white suite comprising a hand wash basin and a low flush WC.

Living Room
12'9 x 11'5 (3.89m x 3.48m)
A good sized bay fronted reecption room having a tiled fireplace, currently used as a bedroom.

Sitting/Dining Room
11'5 x 11'5 (3.48m x 3.48m)
A second good sized reception room, being rear facing and fitted with laminate flooring.

Kitchen
8'11 x 6'7 (2.72m x 2.01m)
Being part tiled and having a stainless steel sink with base unit below. Fitted worktop.
Space and plumbing for a washing machine.
Tiled floor.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One
11'5 x 11'5 (3.48m x 3.48m)
A good sized rear facing double bedroom having a tiled fireplace.

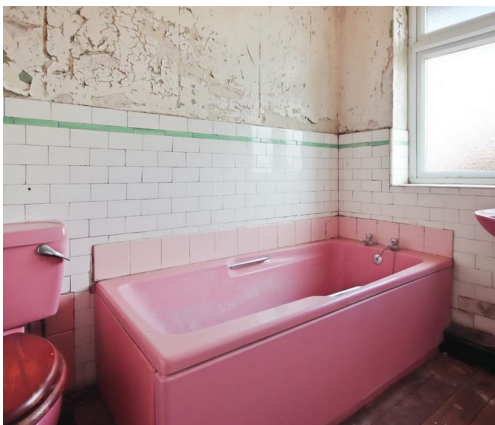
Bedroom Two
11'5 x 11'3 (3.48m x 3.43m)
A good sized front facnlg double bedroom having a tiled fireplace. and views across open fields.

Bedroom Three
6'7 x 6'6 (2.01m x 1.98m)
A front facing bedroom having views across open fields.

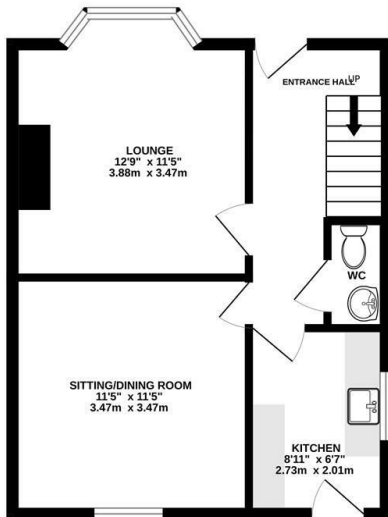
Bathroom
7'11 x 6'7 (2.41m x 2.01m)
Being part tiled and fitted with a 3-piece suite comprising a panelled bath, pedestal hand wash basin and a low flush WC.

Outside
To the front of the property there is a lawned garden and a concrete driveway providing off street parking.

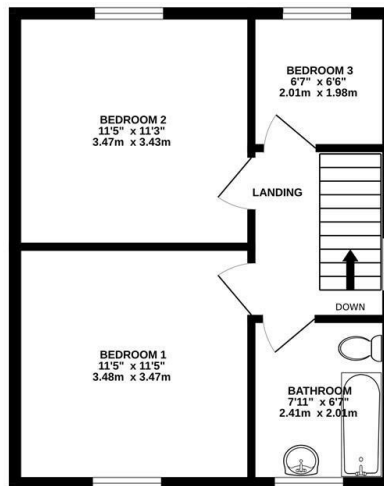
To the rear of the property there is a lawned garden, together with a paved path and a side border. There is also a brick built outhouse.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



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, 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 David Nieper 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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