6 Meadow View,
Barlborough, S43 4XF

£224,000

WILKINS VARDY

£224,000

THE LINDON - A SUPERB THREE BED DETACHED FAMILY HOME WITH SINGLE GARAGE - SOLD AT 80% OF MARKET VALUE - THAT'S 20% BELOW MARKET VALUE

Nestled on the desirable Hawthorne Meadows development, this superb detached house boasts three well-proportioned bedrooms and two contemporary bathrooms, making it ideal for both relaxation and practicality. Sold with a 20% market value discount, this property will remain great value for its lifetime.

With high quality kitchen and bathrooms, floor coverings and turfed gardens as standard and a range of choices available, this ultra convenient development could be your next dream home in this superbly convenient location.

The Lindon is a superb three bedroomed house which offers 955 sq.ft. of contemporary styled accommodation including an open plan kitchen diner with patio doors opening onto the rear garden as well as a generous living room.

- BUILD COMPLETE AND READY FOR IMMEDIATE OCCUPATION
- BUY 100% OF THE HOUSE WITH A 20% DISCOUNT ON MARKLET VALUE ** See qualifying criteria
- The Lindon - Three Bedroom Executive Family Home
- Open Plan Kitchen/Diner
- Ground Floor WC
- Modern Bathroom
- Garage & Off Street Parking
- Convenient Location
- 10 Year New Build Guarantee
- SUPERBLY AFFORDABLE HOME

20% Discounted Market Value - What Does It Mean?
It has long been planning policy for larger housing developments to include an element of affordable housing. This usually results in a proportion of the new builds being sold to a Local Housing Association, who will then re-sell the properties on a shared equity basis or rent out. Whilst this type of situation has been common place on most larger developments in our region, Hawthorne Meadows are trying to do things differently.

That's why they have agreed with Bolsover District Council to sell a select number of homes at a 20% discount off market value with no need for a Housing Associations involvement. Whilst qualifying criteria will need to be satisfied, the property will be owned entirely by the purchaser with no stake owned by a third party. The 20% discount will remain on any future transactions throughout the property's life, meaning that other people will benefit from this superb incentive for generations to come.

Qualifying Criteria
To benefit from this incentive, you must satisfy certain qualifying criteria, including:

* You must have lived or worked in the Bolsover District for at least 36 months, OR Have a parent or child who has lived in the Bolsover District for at least 36 months.
* Have a household income below £60,000,
* Be able to obtain a mortgage for at least 50% of the discounted price,
* You must live in the property as your main residence.

If you think you qualify, ask for further details and we will confirm your eligibility before you commence with the legals.

General
Gas Central Heating
uPVC Double Glazing
10 Year LABC New Build Guarantee
Fully Fitted Floor Coverings Throughout
Gross Internal Floor Area - 955 sq. ft. (88.7 sq m)
Secondary School Catchment Area - Heritage High School
Council Tax Band - TBC
Current Energy Band - TBC

Ground Floor

Entrance Hall
With stairs leading up to the first floor accommodation.

Cloakroom/WC
Being part tiled and fitted with a white low flush WC and wash hand basin.
Vinyl flooring.

Lounge
13'2 x 12'4 (4.01m x 3.76m)
A delightful front facing reception room.
There is also a useful built in under stairs storage cupboard.

Kitchen Diner
18'4 x 9'6 (5.59m x 2.90m)
A good sized room with space for a dining table and chairs in front of patio doors which open onto the rear garden.
You will have the choice from an agreed range of contemporary style wall, drawer and base units with complementary work surfaces over with inset sink unit with mixer tap. (Subject to the time of reservation).
Integrated electric oven, hob with extractor over and integrated fridge/freezer.
Space and plumbing for a washing machine. Integrated dishwasher.
Vinyl flooring.

Utility Room
To be fitted with base units including an inset single drainer sink with mixer tap.
Vinyl flooring.

First Floor

Landing

Master Bedroom
13'2 x 10'10 (4.01m x 3.30m)
A generous front facing double bedroom with a door leading through to the ...

En Suite Shower Room
Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.
Vinyl flooring.

Bedroom 2
9'11 x 9'6 (3.02m x 2.90m)
A rear facing double bedroom.

Bedroom 3
9'6 x 8'2 (2.90m x 2.49m)
A rear facing single bedroom.

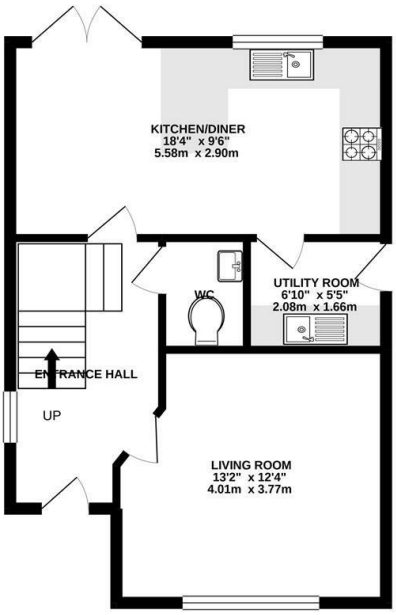
Family Bathroom
Being part tiled and comprising a white three piece suite consisting of a panelled bath with mixer shower over and shower screen, low flush WC and pedestal wash hand basin.
There is a useful built in storage cupbaord.
Vinyl flooring.

Outside
Each plot will have a driveway providing off street parking, a single garage as well as turfed gardens as shown on the landscaping plan.

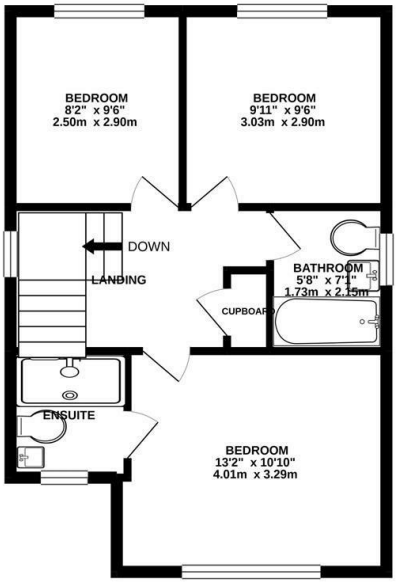
The rear gardens will comprise a paved patio and lawned garden bordered by timber post and rail fencing.

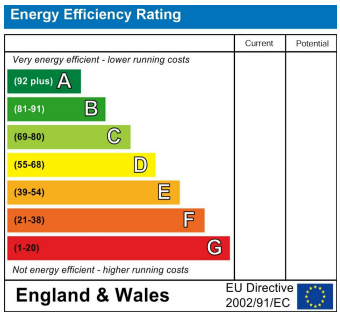
Street scene images may not include the subject property

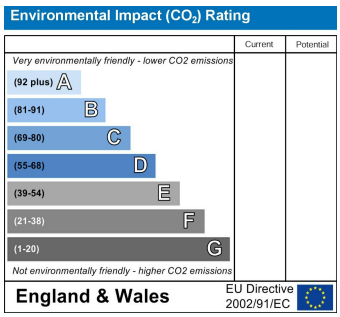
GROUND FLOOR
477 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.4 sq.m.) approx.







TOTAL FLOOR AREA : 955 sq.ft. (88.7 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.
Made with Metropix ©2021

Zoopla.co.uk rightmove find your happy PrimeLocation.com RICS Relocation agent network

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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with 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 Heritage High School 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.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. The builder reserves the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers are offered a choice of finish/style, this is subject to the item concerned not having been fitted or ordered at the time of reservation.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk