

Leamington Drive, South Normanton, Derbyshire DE55 2HX

£1,100 pcm

J28 Sales & Lettings

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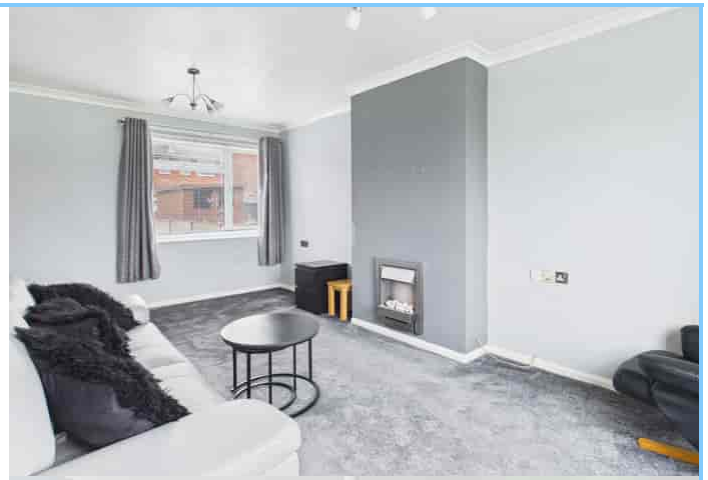
PROPERTY SUMMARY

This amazing spacious double-fronted 3-bedroom semi-detached home, offers an exceptional blend of character, space, and modern comfort. This property is perfect for growing families, or anyone seeking a home with charm and versatility. Set in a sought-after residential location of South Normanton which has offers access to the M1/A38 for commuting to the surrounding cities of Nottingham, Derby, Mansfield and Chesterfield. The village offers an array of local facilities which include a late opening Co-op, post office, petrol station, medical centre, chemist, fast food outlets, public houses, village hall, bus routes and a range of schooling.





POINTS OF INTEREST

- Double Fronted Semi Detached.
- Front To Rear Lounge With Dual Aspect Windows.
- Spacious Kitchen/Diner.
- Three Generous Sized Bedrooms.
- Upstairs Bathroom
- Downstairs WC
- Fully Enclosed Impressively Sized rear Garden.







ROOM DESCRIPTIONS

Entrance Hallway
Accessed from the front elevation via a uPVC part glazed door. Stairs to first floor and doors leading to kitchen/diner, lounge and storage cupboard.

Lounge
Carpet flooring, double glazed uPVC windows to the front and rear elevations. Wall mounted electric fire, radiator, phone point and two TV points. Twin pendant lighting with matching wall lights.

Kitchen/Diner
Fitted with a range of matching wall and base units with roll top work surfaces incorporating a composite sink/drainer with mixer tap. Hard wood flooring, radiator, spotlights to ceiling, double glazed uPVC windows to front and rear aspect. Also offers access to under stairs storage cupboard.

Utility Room
Laminate flooring, spotlights to ceiling and obscure double glazed uPVC window to rear elevation. Space and plumbing for washing machine and tumble dryer. Base cupboards with roll top work surface. Part glazed uPVC door with obscure glass panels leading to rear garden.

Downstairs WC
Fitted with a white low flush WC and wall mounted hand wash basin. Double glazed obscure window to rear elevation.

First Floor Landing
Carpet flooring, ceiling light and uPVC window to rear elevation. Doors leading to all upstairs rooms and storage cupboard that houses the combination boiler.

Master Bedroom
Carpet flooring, pendant light, radiator and uPVC window to front elevation.

Bedroom Two
Laminate flooring, spotlights, radiator and uPVC window to front elevation.

Bedroom Three
Laminate flooring, spotlights, radiator and uPVC window to rear elevation.

Family Bathroom
Fitted with a white three piece suite comprising a low flush WC, pedestal hand wash basin and panel bath having a hand held shower attachment and glass shower screen. Ceiling light, obscure double glazed window to rear elevation, tiled floor and walls to bathing area.

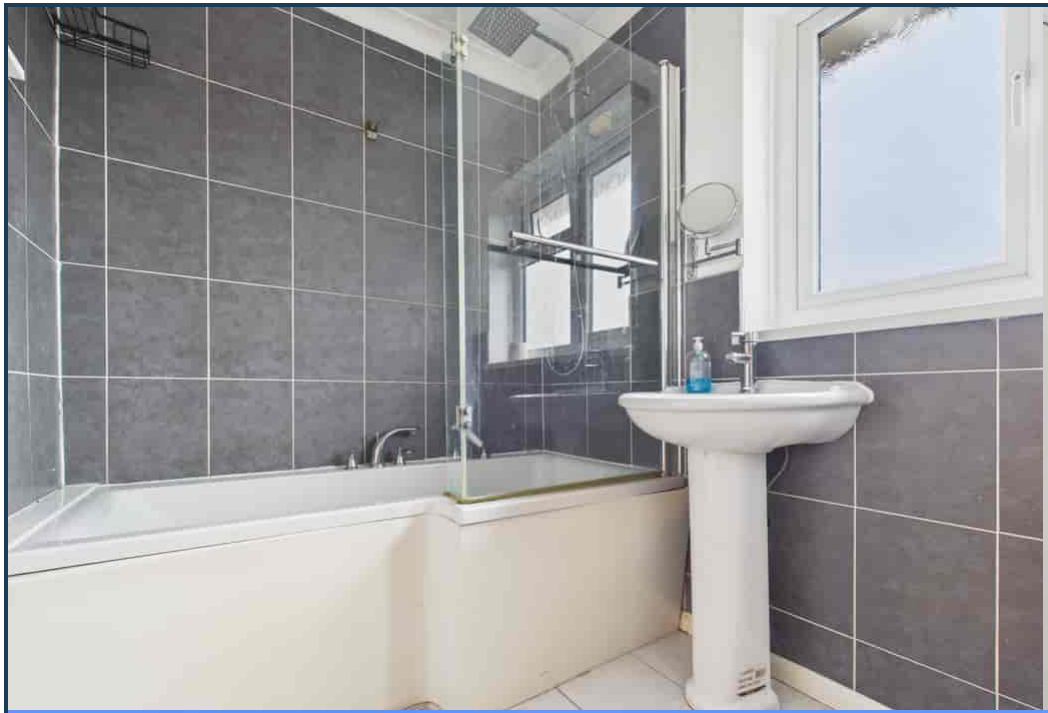
Outside
The front is mainly laid to lawn with a concrete path leading to the main entrance and a side gate which offers access to a large rear enclosed garden. The rear is mainly laid with patio area.

MATERIAL INFORMATION

Council Tax: Band A
N/A
Parking Types: On Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

Mobile Signal
4G great data and voice

EPC Rating: D (66)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No









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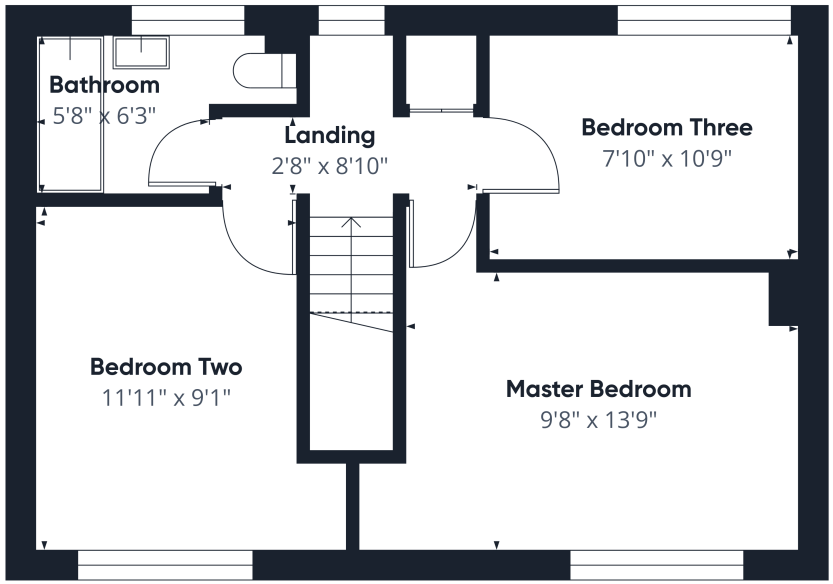

Floor 1

Approximate total area(1)
433 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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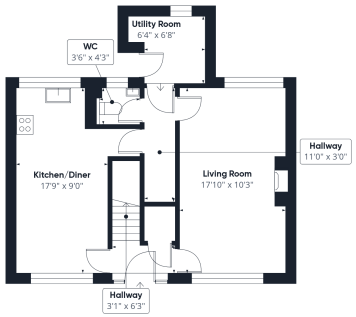
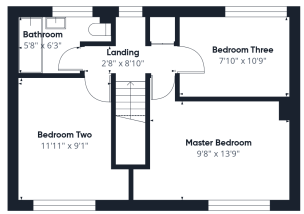


Floor 0



Floor 1

Approximate total area(1)
935 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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