



18 Kinder Road,
Inkersall, S43 3HR

£159,950

W
WILKINS VARDY

£159,950

IDEAL FAMILY HOME WITH SOUTH FACING REAR GARDEN

This delightful three bedroomed semi detached house offers just over 900 sq.ft. of generously proportioned and well presented accommodation, which includes two good sized receptions rooms, a modern kitchen, useful utility area and an enclosed south facing rear garden, making this an ideal family home.

The property, which benefits from ample off street parking, is situated in this popular established residential area, conveniently placed for local schools and amenities in Inkersall and well placed for routes into Chesterfield, Staveley and towards the M1 Motorway.

- Superb Semi Detached Family Home
- Two Good Sized Reception Rooms
- Modern Kitchen
- Utility Area/Store
- Three Bedrooms
- Bathroom & Separate WC
- Ample Off Street Parking
- EPC Rating: C
- Enclosed South Facing Rear Garden

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC double glazed windows and composite doors
Gross internal floor area - 85.9 sq.m./925 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Dining Room

12'8 x 9'1 (3.86m x 2.77m)
A good sized front facing reception room having a feature fireplace with inset electric fire.
A squared opening leads through into the ...

Living Room

13'6 x 11'5 (4.11m x 3.48m)
A good sized rear facing reception room having a feature fireplace with inset electric fire.

Kitchen

9'10 x 7'5 (3.00m x 2.26m)
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink.
Integrated appliances to include an electric oven and 4-ring gas hob.
Space and plumbing is provided for a slimline dishwasher and a washing machine.
Built-in under stair store providing space for a fridge/freezer.
Vinyl flooring.
A composite side entrance door opens into the ...

Utility Area/Store

10'1 x 9'9 (3.07m x 2.97m)
A versatile room having wooden framed doors giving access onto the front and rear of the property.

On the First Floor

Landing

With loft access hatch and a built-in airing cupboard housing the gas combi boiler.

Bedroom One

11'11 x 8'9 (3.63m x 2.67m)
A good sized rear facing double bedroom having a range of fitted wardrobes with sliding doors.

Bedroom Two

10'10 x 9'11 (3.30m x 3.02m)
A good sized front facing double bedroom fitted with laminate flooring.

Bedroom Three

8'10 x 8'0 (2.69m x 2.44m)
A front facing single bedroom.

Bathroom

Being part tiled and fitted with a 2-piece white suite comprising of a panelled bath with electric shower over and a pedestal wash hand basin. Vinyl flooring.

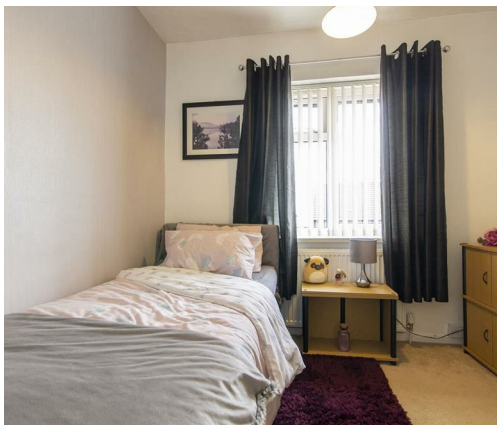
Separate WC

Fitted with vinyl flooring and having a low flush WC.

Outside

To the front of the property there is a low maintenance decorative gravelled garden with shrubs, alongside a concrete drive providing ample off street parking.

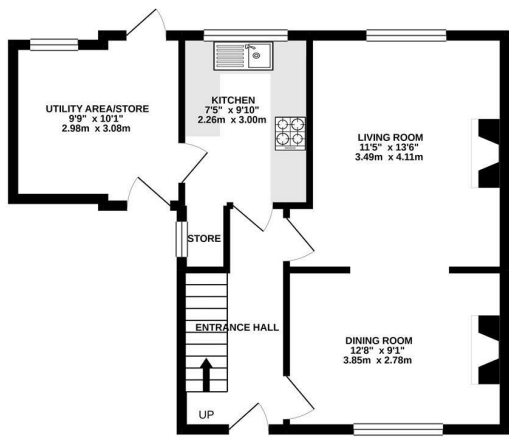
The enclosed south facing rear garden comprises of a pebbled seating area, lawn with decorative corner pebble bed with shrubs and a decked area with a garden shed.



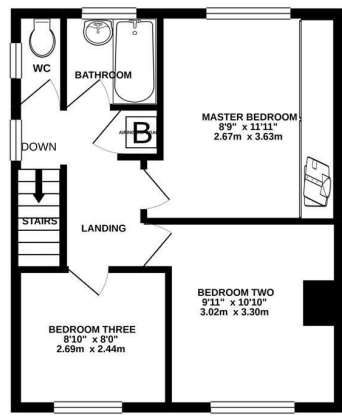
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 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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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 fires, kitchen appliances, shower unit, 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.

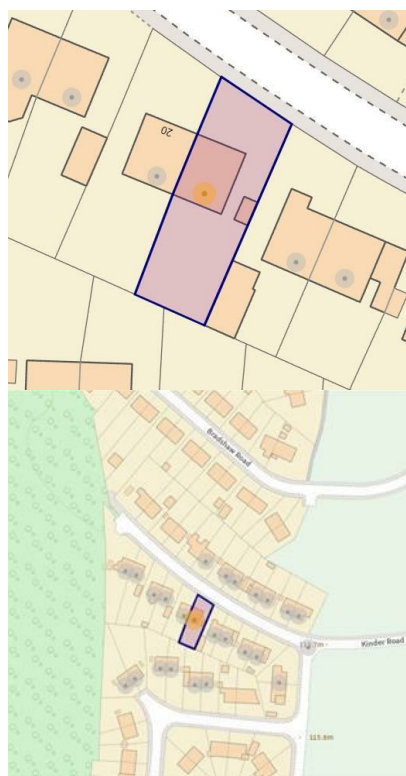
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College 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 Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**
BOLSOVER | 14 Town End, Bolsover S44 6DT | **01246 241 806**
CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**