

Apethorpe Court, Ingleby

Derbyshire



Asking Price £182,000

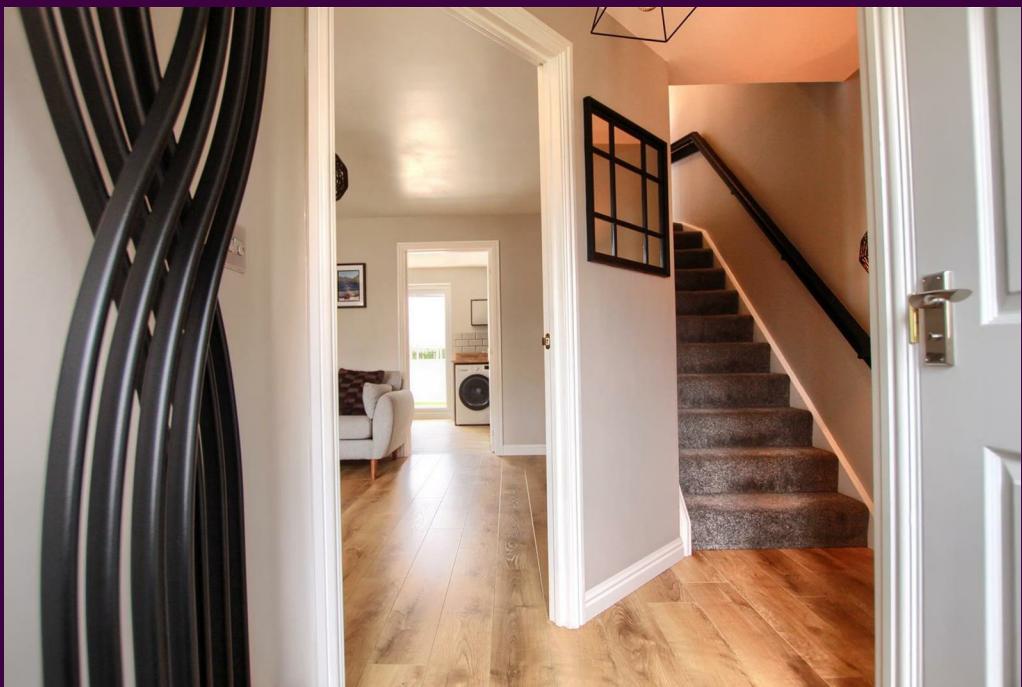
IH INGLEBY HOMES





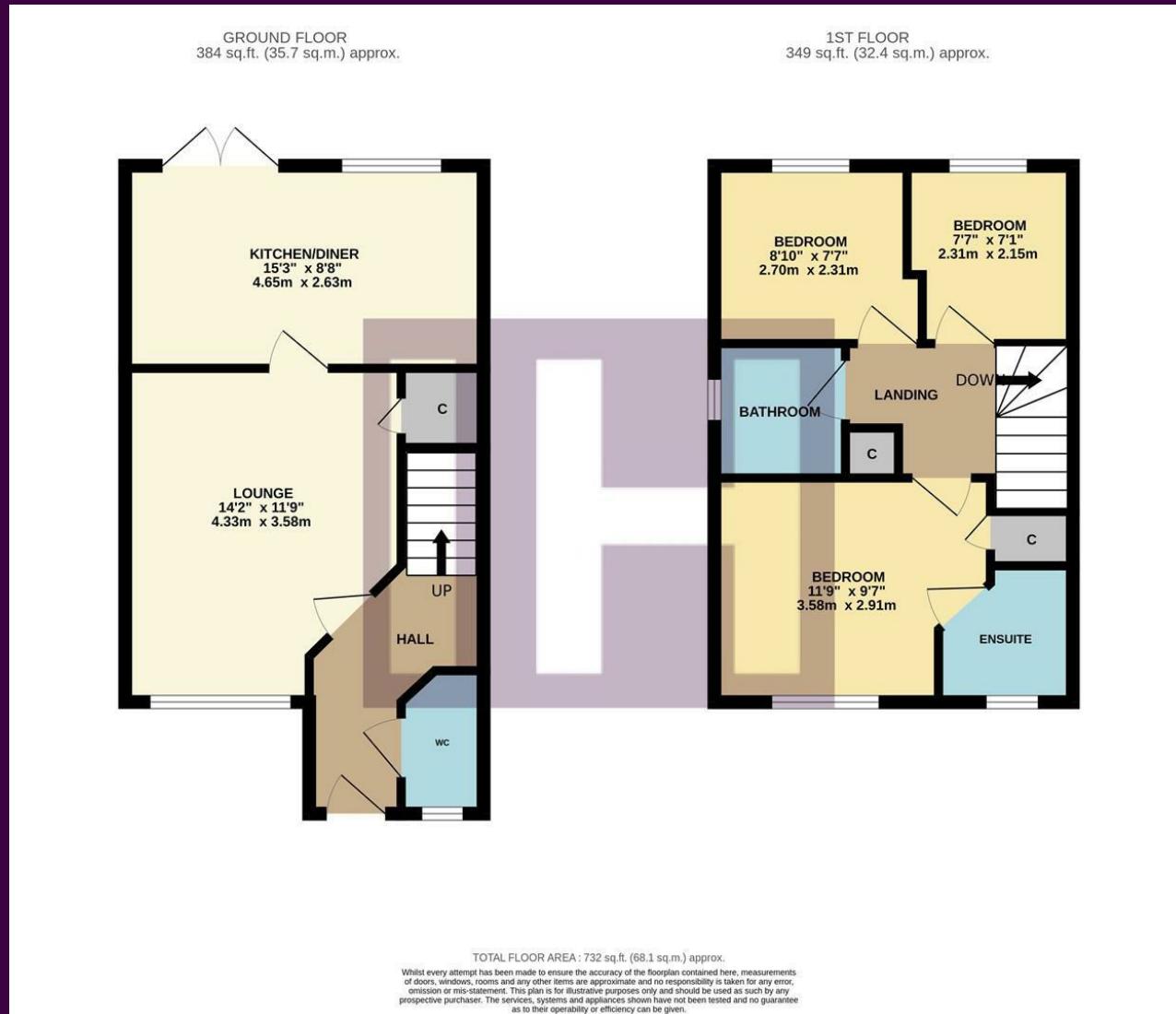
Stylish, and upgraded, this three bedroom property is a particularly fine example of its kind, not only because of the impressive internal qualities, but also its pleasant cul-de-sac position, generous plot and attractive gardens.

Immaculately presented, and very well-appointed, the internal accommodation briefly comprises an entrance hall, cloakroom/WC, spacious lounge with feature 'Brick-Slip' wall, and fabulous open-plan kitchen/diner to the ground floor. The first floor delivers three bedrooms, the rear two being slightly altered to ensure both are practical, and the 'Master' with ensuite, separate family bathroom. The specification includes many replaced, and upgraded feature radiators.



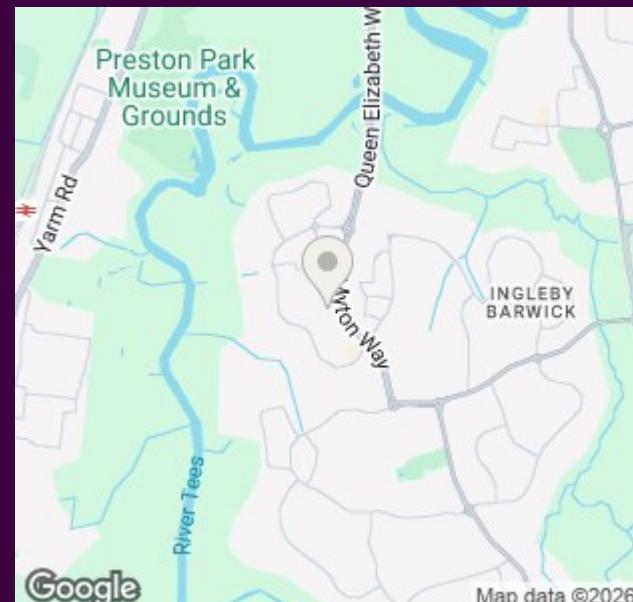
Externally, a double width drive is tucked back and sits alongside the fence enclosed rear garden - with gated access. The rear garden enjoys a generous timber deck/seating area that adjoins the rear 'French' doors from the kitchen/diner, with additional side space at the side of the property, perfect for a shed or further patio, the rest is laid mainly to a well-tended lawn. The front garden is divided from next door with established hedging, with a path to the entrance and laid mainly to lawn.

# The Layout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## The Location



Council Tax Band:  
Tenure:

C  
Freehold



- Stylish and upgraded, a fine example of its kind
- Generous plot with attractive gardens, and double width drive along side
- Spacious lounge with 'Brick-Slip- feature wall
- Impressive open-plan kitchen/diner
- Cul-de-sac position within favoured 'Rings' location
- Mostly upgraded and replaced feature radiators



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