



198 Hady Lane, Chesterfield, S41 0DE
£230,000



* SPACIOUS FAMILY HOME * THREE GOOD SIZED BEDROOMS * DOUBLE ASPECT LOUNGE/DINING ROOM * KITCHEN WITH REAR ASPECT * FAMILY BATHROOM WITH WHITE SUITE * FRONT & REAR GARDENS * GAS CENTRAL HEATING * DOUBLE GLAZING * CLOSE TO COUNTRYSIDE * EASE OF ACCESS TO EXCELLENT ROAD AND RAIL LINKS

Occupying a lovely position, this well proportioned family home offers a practical living space with accommodation spanning two floors. To the ground floor, there is a welcoming reception hall which has stairs to the first floor accommodation and gives access to the kitchen as well as the double aspect lounge/dining room which has a mutli-fuel burning stove.

To the first floor there are three generously proportioned bedrooms and a family bathroom with white suite.

Externally, gardens are position to both front and rear elevations and a driveway provides off street parking and leads to the detached brick built garage.

The property also benefits from gas central heating and UPVC double glazed windows and doors.

Viewing is strictly through the selling agents; Rachael on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION

Reception Hall

A welcoming reception hall which has UPVC double glazed window to front elevation along with UPVC double glazed window to side. Also having stairs to first floor accommodation, understairs storage cupboard and radiator.

Door to:

Lounge/Dining Area

A good sized, double aspect reception room with designated lounge and dining areas comprising:

Lounge Area

13'10" x 10'10" (4.24m x 3.32m)

With chimney breast having fitted multi-fuel burning stove and tiled hearth, UPVC double glazed picture window to front elevation and radiator.

Opening out to:

Dining Area

9'4" x 7'4" (2.84m x 2.25m)

Enjoying a rear aspect and having UPVC double glazed window to rear elevation and radiator.

Kitchen

11'6" x 10'0" (3.52m x 3.06m)

Also enjoying a rear aspect and having been fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap over. Also having space and plumbing for washing machine and dishwasher, space for cooker with gas and electric cooker point, walk-in pantry which provides useful storage and houses the gas central heating boiler, UPVC double glazed

windows to side and rear elevations along with double glazed door to outside.

FIRST FLOOR ACCOMMODATION

Landing

With UPVC double glazed window to side elevation, access to roof space and doors leading off to:

Bedroom One

12'6" x 10'4" (3.83m x 3.17m)

With UPVC double glazed picture window to front elevation and radiator.

Bedroom Two

12'6" x 10'1" (3.83m x 3.09m)

Enjoying views over the rear garden through a UPVC double glazed window, radiator.

Bedroom Three

8'11" x 7'4" (2.72m x 2.26m)

A good sized single bedroom again, enjoying a rear aspect and having UPVC double glazed window and radiator.

Family Bathroom/WC

7'4" x 6'6" (2.25m x 2.00)

Having been fitted with a white suite comprising panelled bath with shower and folding screen over, low flush w.c., pedestal wash basin, UPVC double glazed window to front elevation and radiator.

Outside

The property occupies a good sized plot with clearly defined boundaries.

To the front of the property there is a mature hedging, forecourt grassed area and a driveway

providing off street parking and leading to the detached brick built garage which has the benefit of light and power.

The rear garden is of particularly good size and is of a tiered nature with patio areas, rockery and lawn. It also has the benefit of two timber garden sheds and a greenhouse.

Tenure

The Property is understood to be Freehold.

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

EPC

The Property Has an EPC Rating of 70/C

Services

We understand all mains services are connected to the Premises.

Local Authority & Planning

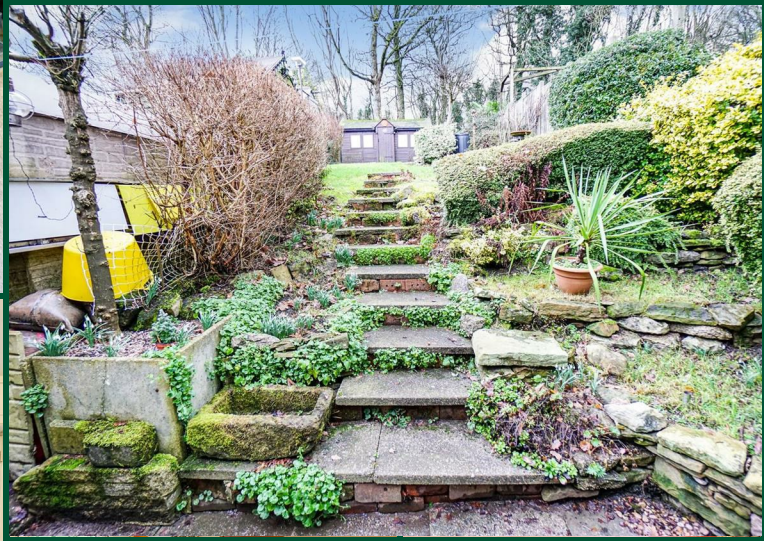
All enquiries should be directed to:

Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP
Tel: 01246 345345

Council Tax Banding

Band B

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







| 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 | | |
| | 70 | 80 |
| England & Wales | | EU Directive 2002/91/EC |



4 Glumangate, Chesterfield, S40 1QA
Telephone: 01246 232156
E-Mail: residential@wtparker.com
Website: www.wtparker.com