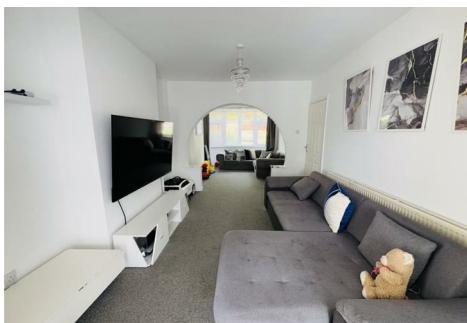
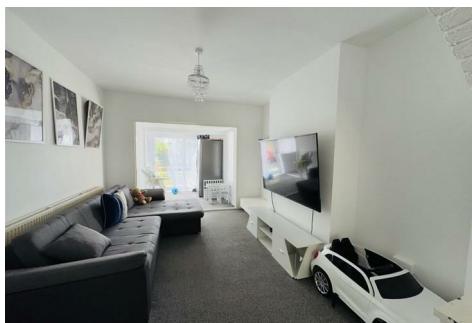




# RE/MAX Elite



**116 Langer Lane, Chesterfield, S40 2JJ**  
**£230,000**

\*OPEN HOUSE SUNDAY 8TH FEBRUARY AT 12.30PM\*

A well presented three-bedroom semi-detached home located in a sought-after residential area close to Chesterfield, Matlock, and commuter links.

Perfect for families or first-time buyers, this spacious property features an open-plan living area, modern kitchen, and a generous rear garden with far-reaching views. A gated driveway provides off-road parking, and the property is ideally placed for commuting and local amenities.

Please call or email to book in a viewing!

## Ground Floor

Comprising of:

### Entrance Hall

Bright and welcoming with stairs to the first floor and side window

### Lounge

Bay-fronted with natural light, opening to the dining area

### Dining Room And Sun Room

Open-plan layout with rear patio doors and side window - ideal for entertaining or relaxing

### Kitchen

Modern design with integrated oven, gas hob, tiled splashbacks, and space for appliances. Dual-aspect windows and laminate flooring

## First Floor

Comprising of:

### Landing

Having a window to the side elevation.

### Bedroom One

Spacious double with bay window

### Bedroom Two

Double room with garden views

### Bedroom Three

Ideal for a nursery, office or single bedroom, with built-in wardrobe

### Bathroom

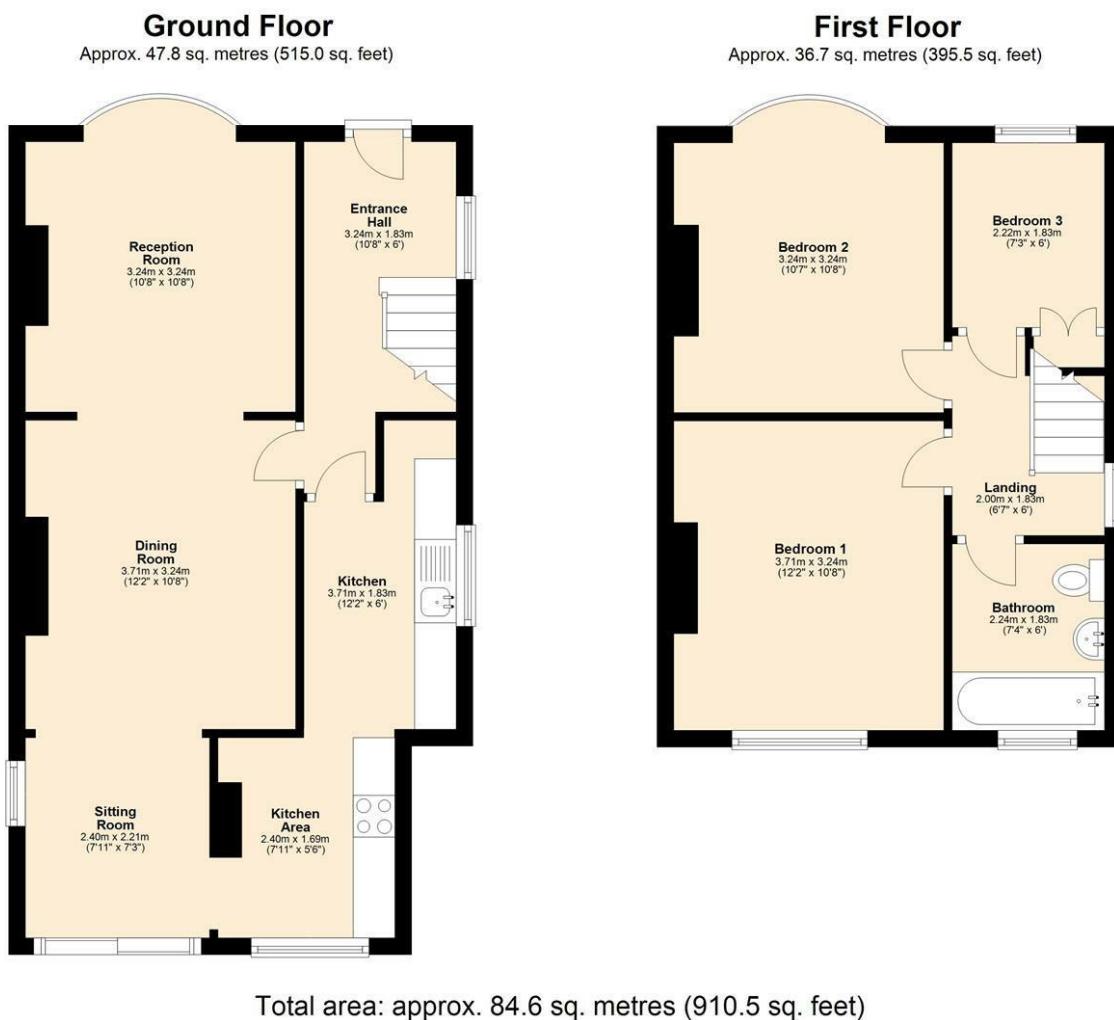
Contemporary white suite with bath and shower, stylish tiling, and rear window

### Outside

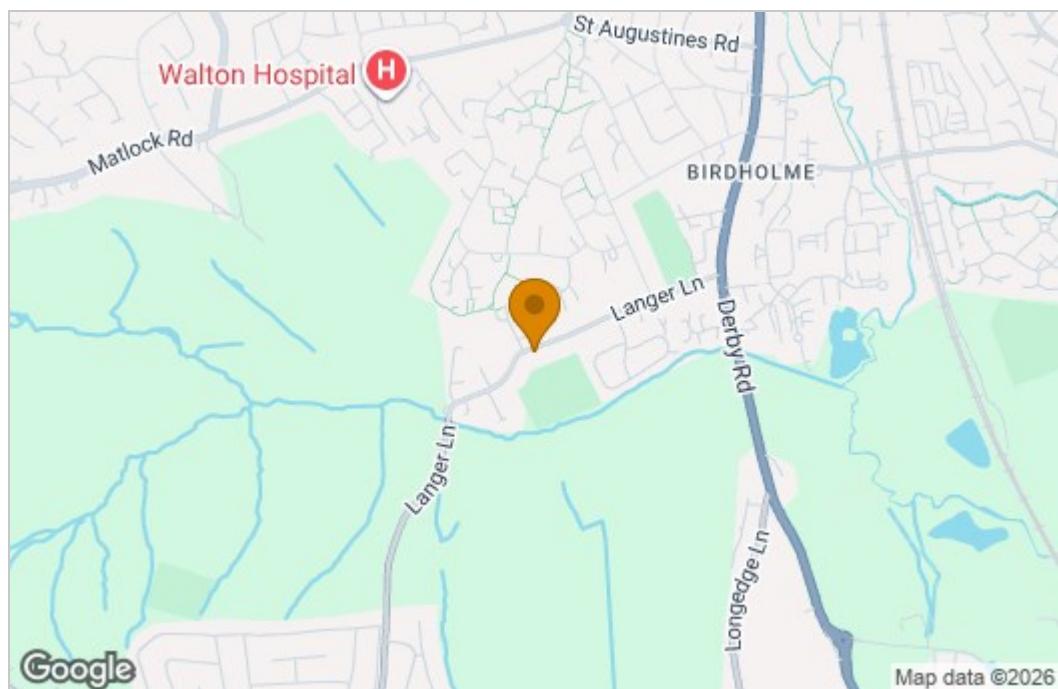
Front – Gated driveway and large front garden. Opportunity to extend driveway

Rear Garden – Excellent size, featuring a patio, lawn, and mature planting. Private and ideal for families, pets, or summer entertaining.

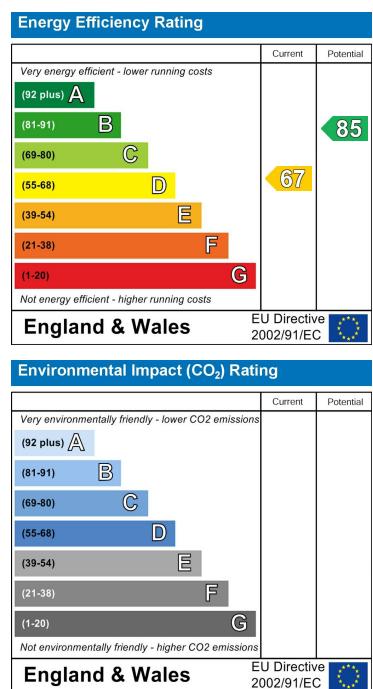
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.