



25 Locko Road, Lower Pilsley, Chesterfield, S45 8DN

Saxton Mee

25 Locko Road

Lower Pilsley

£450,000

An excellent opportunity to purchase this stylishly presented FOUR DOUBLE BEDROOMED and TWO BATHROOMED executive style home which benefits from fantastic far reaching views over open countryside to the rear.

Located on the semi rural fringe of Lower Pilsley, being within close proximity of local amenities including the Five Pits Trail, schools and parks and within ease of access to Chesterfield and the M1 motorway, the property offers spacious accommodation with the superb garden room being an addition in approximately 2020. This stunning family property briefly comprises: entrance hall with stairs rising to the first floor, excellent living room with multi fuel corner stove, doors open through to the open plan dining area/garden room with bi-fold doors taking advantage of the appealing far reaching views over the garden and beyond. Modern Shaker style fitted kitchen overlooking the front with integrated appliances including oven, hob, microwave, wine cooler and fridge/freezer, , door to the utility room which provides access to the downstairs WC and into the garage.

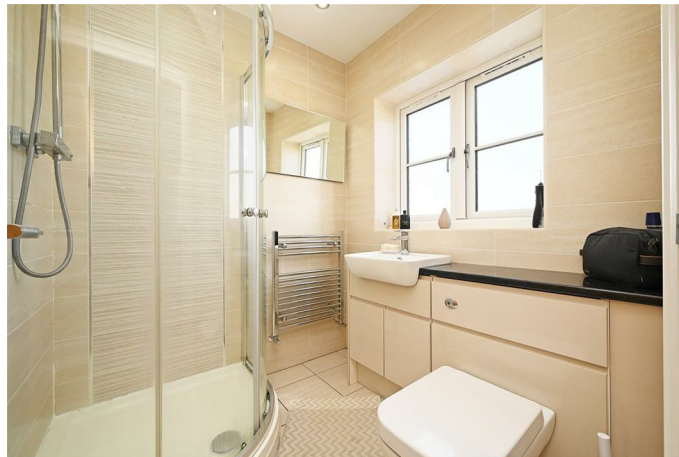
First floor landing off which opens master bedroom with dressing area having fitted wardrobes and en-suite shower room and also overlooks the rear along with bedroom two, bedroom three is front facing and currently used as a gym with modern LVT floor covering, bedroom four presently utilised as an office. Family bathroom with white suite being fully tiled in complementary ceramics and having a separate shower cubicle.

Outside: The front of the property offers broad block paved parking and double gates lead to the side into the garden where there is enough room to park a caravan/campervan if required. The rear garden is mainly lawned having a large level paved patio entertaining terrace, sleeper beds and glorious far reaching views. Integral single garage housing the combination boiler. "Zappi" EV charging point.



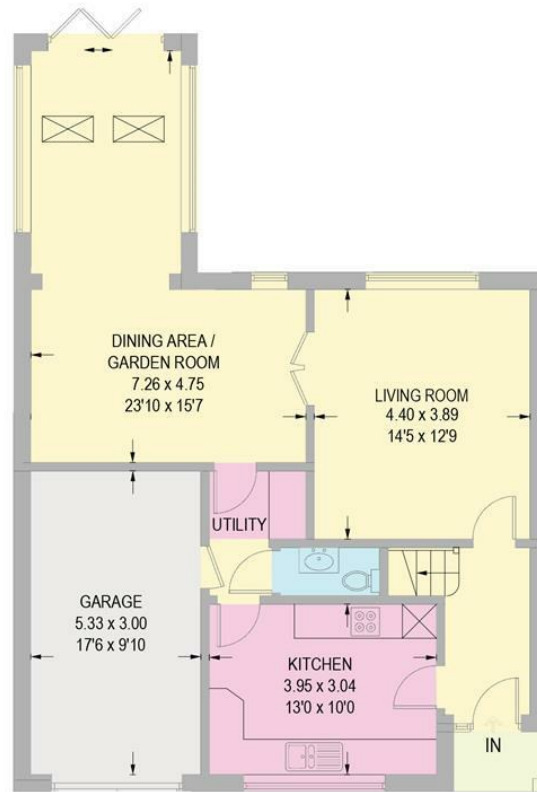
- Stylishly presented and immaculate throughout
- Large private garden with entertaining terrace and fantastic far reaching views
- Garden room built in 2020 with bi-fold doors
- Feature multi fuel stove in the living room
- Over 1800 sq ft in total (including the garage)
- Master suite with dressing area having built in wardrobes and en-suite shower room
- Three further double bedrooms
- Semi rural village location with a host of local amenities
- Close to the Five Pits Trail for countryside walks
- EPC: B / Freehold / Council Tax Band: D



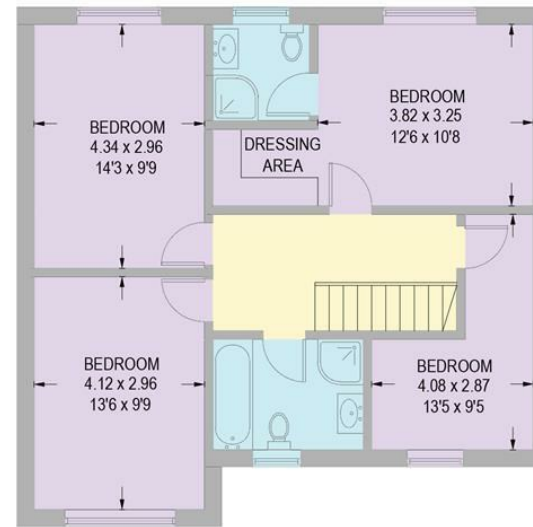


25 LOCKO ROAD

APPROXIMATE GROSS INTERNAL AREA = 169.5 SQ M / 1825 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
100.4 SQ M / 1081 SQ FT (INCLUDING GARAGE)



FIRST FLOOR
69.1 SQ M / 744 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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