





Lodge Cottage, 2 Somersall Lane, Somersall, S40 3LA

OFFERS IN EXCESS OF

£250,000



£250,000

Expert Opinion -

Own a piece of history. This unique property sits at the head of Somersall Lane, one of Chesterfields most prestigious addresses. Being of Grade 2 significance, this property is believed to have been built in the early 19th Century and was once one of a pair of lodges at the entrance to the drive of Somersall Hall. The property offers historic character and charm that can rarely be seen in other properties in the area. It offers the buyer an opportunity to create their 'one off' dream home in this prestigious location.

- Good Sized Triple Aspect Reception Room
 Dual Aspect Kitchen/Diner
- En Suite Shower Room & 'Jack' & 'Jill'

 Bathroom
- Block Paved Drive providing Off Street
 Parking
- Lawned Gardens surround the Property
- Sought After Location & within Brookfield
 School Catchment

NO CHAIN

General

Gas central heating (Imini C30 Combi Boiler) Single glazed windows

Gross internal floor area - 67.2 sq.m./724 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

A wooden front entrance door opens into an ..

Entrance Hall

Having a built-in store cupboard.

Kitchen/Diner

18'8 x 8'10 (5.69m x 2.69m)

A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.

Belfast sink

Space and plumbing is provided for a washing machine, and there is also space for a fridge and a freestanding cooker with fitted extractor hood over

Feature tiled fireplace with wood surround.

Tiled floor.

An open archway leads through into the ...

Living Room

18'8 x 11'1 (5.69m x 3.38m)

A good sized triple aspect room having tiled flooring, original beams and a feature fireplace with a fitted fire.

A wooden door gives access onto the front of the property.

Bedroom Two

10'10 x 10'9 (3.30m x 3.28m)

A double bedroom having built-in wardrobes with sliding doors. A door from here gives access into the bathroom.

Bathroom

Accessed from the entrance hall and bedroom 2. Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.

White heated towel rail.

Tiled floor.

Bedroom One

13'1 x 9'11 (3.99m x 3.02m)

A good sized dual aspect double bedroom having a range of fitted wardrobes, and French doors overlooking and opening onto the rear patio. A door gives access into an \dots

En Suite Shower Room

Being fully tiled and having a shower area with an electric shower, wash hand basin with storage below, and a low flush WC.

Chrome heated towel rail.

Tiled floor.

Outside

The property sits on a corner plot surrounded by lawned gardens with hedging. There is a raised paved patio, brick built outhouse and a garden shed..

A block paved driveway provides off street parking.

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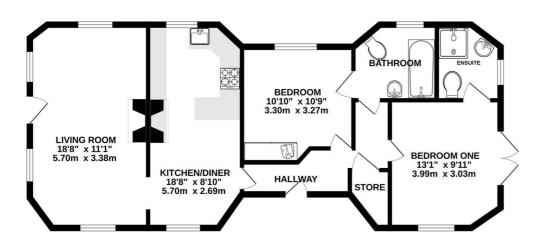


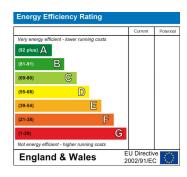


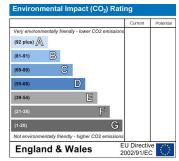




GROUND FLOOR 724 sq.ft. (67.2 sq.m.) approx.







TOTAL FLOOR AREA: 724 sq.ft. (67.2 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comes and any other items are approximater and not 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, gas fire, 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.

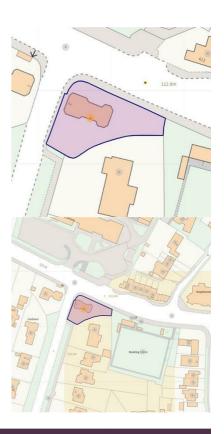
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School 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.



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