



33 Lancaster Road,
Chesterfield, S41 8TR

OFFERS IN THE REGION OF

£245,000

W

WILKINS VARDY

£245,000

THREE BED DETACHED FAMILY HOME - SOME COSMETIC UPGRADING REQUIRED - NO CHAIN

Offered for sale with no upward chain is this generously proportioned detached family home which offers almost a 1000 sq.ft. of accommodation, which would benefit from some cosmetic upgrading. The property boasts a spacious living room and kitchen/diner, both rooms spanning the full width of the property. The house also features three good sized double bedrooms and a family bathroom. Outside, there is a driveway providing ample off street parking and leads to a detached single garden, as well as mature gardens to the front and rear.

The location on Lancaster Road is particularly appealing, offering easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

In summary, this delightful detached house presents a wonderful opportunity for those looking to settle in Chesterfield. With its spacious interior, ample parking, and prime location, it is a property that should not be missed.

- Generously Proportioned Detached Family Home
- Ground Floor Cloaks/WC
- Spacious Living Room
- Full Width Kitchen/Diner
- Three Double Bedrooms
- Family Bathroom
- Detached Garage & Driveway Parking
- Mature Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 92.5 sq.m./996 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A uPVC double glazed side entrance door opens into a ...

Entrance Porch

Having a tiled floor.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.
Tiled floor.

Inner Hall

Having a built-in under stair store area. A staircase rises to the First Floor accommodation.

Living Room

17'4 x 10'11 (5.28m x 3.33m)
A spacious front facing reception room, spanning the full width of the property, having a feature stone fireplace with marble hearth and an inset living flame coal effect gas fire.

Kitchen/Diner

17'4 x 10'11 (5.28m x 3.33m)
Spanning the full width of the property, a dual aspect room, being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces, including a breakfast bar.
Inset 1½ bowl single drainer sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and a freestanding cooker with concealed extractor over.
Vinyl flooring to the kitchen area.
A uPVC double glazed door gives access to the rear of the property.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

17'4 x 10'11 (5.28m x 3.33m)
A spacious front facing double bedroom, spanning the full width of the property and having a triple wardrobe with sliding doors along one wall.

Bedroom Two

10'11 x 8'6 (3.33m x 2.59m)
A good sized rear facing double bedroom.

Bedroom Three

10'11 x 8'8 (3.33m x 2.64m)
A good sized rear facing double bedroom.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush Wc.
Tiled floor.

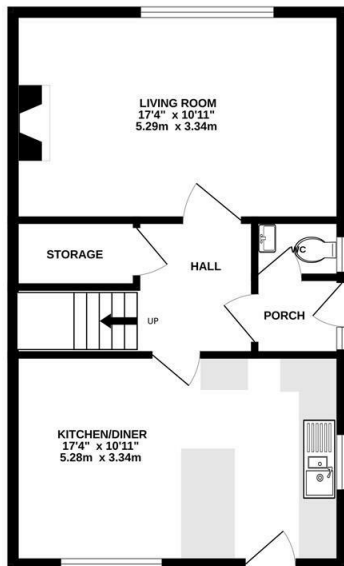
Outside

To the front of the property there is a walled lawned garden with shrubs, alongside a tarmac driveway providing ample off street parking and leading to a Detached Single Garage.

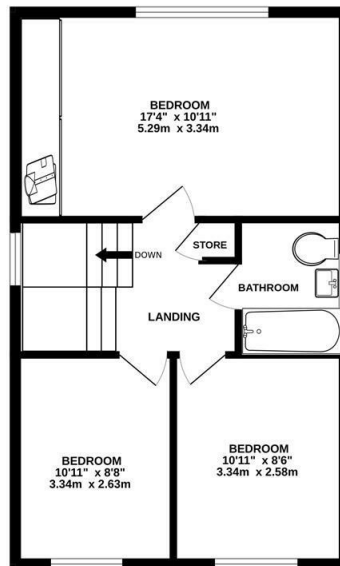
A gate gives access to the rear of the property where there is a tiered paved patio. Steps from the patio lead down to a lawn and a potting shed. Beyond here there is a further lawn with mature shrubs and plants.



GROUND FLOOR
495 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Whittington Green 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 Consultant.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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