



15 Malthouse Lane,
Ashover, S45 0AL

£260,000

W
WILKINS VARDY

£260,000

THREE BED STONE BUJILT SEMI - SOUGHT AFTER VILLAGE LOCATION - NO CHAIN

Located on Malthouse Lane and offered for sale with no chain is this attractive stone built semi detached house. Offering 814 sq.ft. of neutrally presented accommodation, the property features two reception rooms and a good sized kitchen with fitted units. The well proportioned layout also includes three bedrooms, providing ample space for families or those seeking a home office, and a shower room. Outside, you will find mature gardens to the front and rear, together with driveway parking, a valuable asset in this picturesque area.

Ashover is a popular and sought after village location, close to local amenities and open countryside, whilst still being within easy reach of Chesterfield's amenities. This home presents a wonderful opportunity for anyone looking to settle in a peaceful yet vibrant village setting.

Don't miss the chance to make this charming property your own.

- ATTRACTIVE STONE BUILT SEMI DETACHED HOUSE
- SOME COSMETIC IMPROVEMENT REQUIRED
- GOOD SIZED KITCHEN
- FULLY TILED SHOWER ROOM/WC
- NO CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- MATURE GARDENS & DRIVEWAY PARKING
- EPC RATING: D

General

Gas central heating (Worcester 28 SI 2 Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 75.6 sq.m./814 sq.ft.

Council Tax Band -

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

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

Entrance Hall

Having a built-in cupboard which houses the gas meter and consumer unit.

A staircase rises to the First Floor accommodation.

Living Room

13'5 x 12'2 (4.09m x 3.71m)

A good sized front facing reception room having a feature marble effect fireplace with an inset coal effect electric fire.

Dining Room

11'5 x 8'9 (3.48m x 2.67m)

A rear facing reception room having a door to a useful built-in under stair store cupboard.

Kitchen

10'8 x 9'2 (3.25m x 2.79m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker.

Vinyl flooring.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in cupboard which houses the gas boiler.

Shower Room

8'9 x 4'10 (2.67m x 1.47m)

A dual aspect room, being fully tiled and fitted with a 3-piece suite comprising of a shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.

Built-in storage cupboard.

Tiled floor.

Bedroom One

13'5 x 10'8 (4.09m x 3.25m)

A good sized front facing double bedroom having a built-in store cupboard.

Bedroom Two

13'5 x 8'6 (4.09m x 2.59m)

A good sized rear facing double bedroom having a built-in store cupboard.

Bedroom Three

8'9 x 7'7 (2.67m x 2.31m)

A dual aspect single bedroom with a built-in storage cupboard.

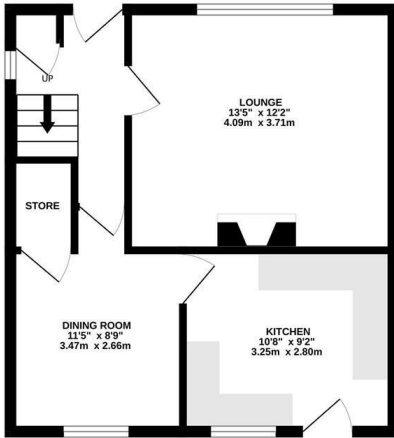
Outside

To the front of the property there is a walled garden which requires attention and a paved and gravelled driveway which provides ample off street parking.

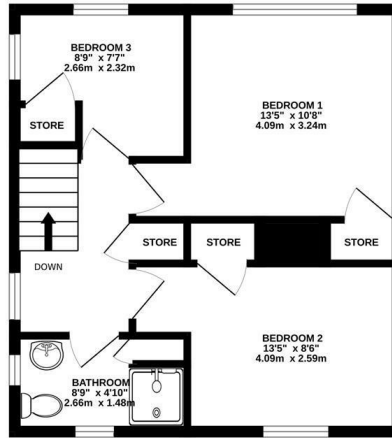
To the rear of the property there is an enclosed west facing rear garden which requires attention. There is also a stone outbuilding split into two separate stores, one of which has lighting.



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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, electric fire, 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.

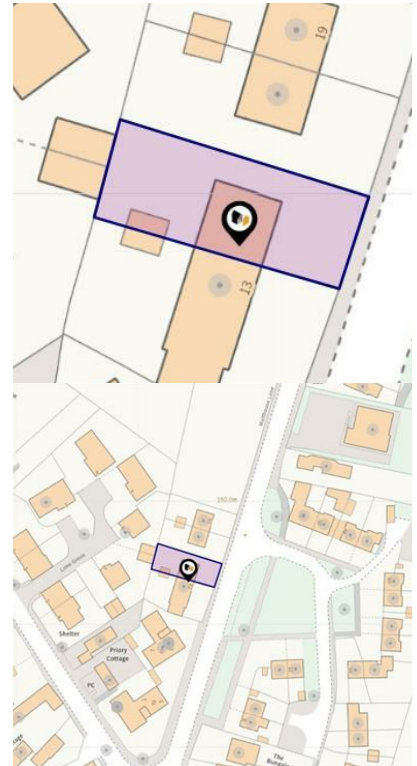
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Tupton Hall 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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