



## Marketing Preview



**14 Castleton Grove, Inkersall, Chesterfield, S43 3HU**

**£210,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



**\*\* GUIDE PRICE £210,000 - £220,000 \*\* NO CHAIN!!** A fantastic opportunity to purchase this spacious, three bedroom semi-detached property which is situated on a large corner plot on a quiet road. Being renovated throughout by the current owner and offering a stylish kitchen and two reception rooms. Also having ample off road parking and a large enclosed rear garden. Close to great amenities and good road links to the M1 Motorway. Perfect family home!

### SUMMARY

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### HALLWAY

Enter via uPVC door into the hallway with white walls and tiled flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the lounge and kitchen.

### LOUNGE 12'6" x 9'0"

A cosy reception room with white walls and carpeted flooring. Ceiling light, radiator and walk in bay window to the front.

### KITCHEN 7'1" x 9'10"

Comprising of modern wall and base units, wood effect worktops and tiled splash backs. One and half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and fridge. Spot lighting, window to the rear and tiled flooring. Under stairs storage cupboard, uPVC side door and door to the dining room.

### DINING ROOM 12'7" x 13'5"

A large reception room with a feature hole in the wall, white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, window and access to the loft. Cupboard housing the boiler and doors to the three bedrooms, bathroom and WC.

### BEDROOM ONE 12'0" x 12'0"

A large double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front with open views.

### BEDROOM TWO 12'1" x 10'9"

A second large double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

### BEDROOM THREE 8'10" x 8'0"

A third good sized single bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

### BATHROOM 5'3" x 5'5"

Having a bath with an overhead shower and pedestal sink. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

### WC 2'4" x 5'9"

Comprising of a back to wall WC, ceiling light, obscure glass window and vinyl flooring.

### OUTSIDE

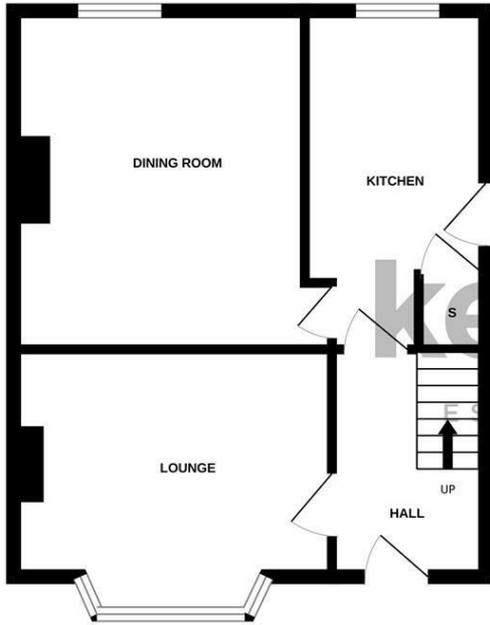
Situated on a large corner plot with a concrete driveway to the front providing ample off road parking and secure gate to the rear. To the rear of the property is a concrete patio, lawn and hedging. Brick built outhouse.

### PROPERTY DETAILS

- FREEHOLD
- BRAND NEW FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

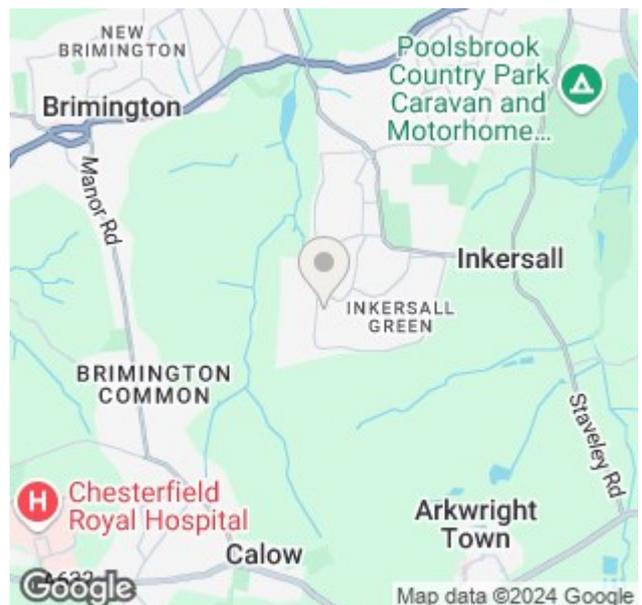
GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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