



140 Longedge Lane, Wingerworth, Chesterfield, S42 6PN
£289,950



* TRADITIONAL SEMI-DETACHED HOUSE * THREE BEDROOMS * THREE RECEPTION ROOMS * FAMILY DINING KITCHEN WITH STUNNING VIEWS * FAMILY BATHROOM/W.C. * SIZEABLE GARDENS TO FRONT AND REAR * DRIVEWAY PROVIDING OFF STREET PARKING * GAS CENTRAL HEATING * NO UPWARD CHAIN

A wonderful opportunity to acquire a traditional-style semi detached house which boasts a practical yet versatile living space now requiring a degree of modernisation to personal taste. The property has been extended to the ground floor and briefly comprises of storm porch leading through to Reception Hall with stairs to first floor accommodation, Lounge with open fire and bay window to front elevation, separate dining room and family dining kitchen with family room/guest bedroom off. To the first floor there are three bedrooms and a family bathroom/w.c.

Externally, the gardens are a particular delight and enjoy a lovely aspect adjacent to open farmland and countryside. To the front of the property there is a lawned area and driveway providing off street vehicular standing. The rear has a mix of lawn and patio areas with mature trees, shrubs and hedging along with productive fruit trees.

The property also benefits from a gas fired central heating system and is offered to the market with NO UPWARD CHAIN.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION

Reception Hall

9'6" x 6'4" (2.92 x 1.95)

A welcoming space with stairs to first floor accommodation and doors leading through to:

Living Room

11'5" x 10'10" (3.48 x 3.32)

A good sized reception room which has tiled fire surround with open grate, double glazed window to front elevation and radiator.

Separate Dining Room

17'7" x 10'10" (5.36 x 3.32)

The Dining Room is located to the rear of the property and has been extended to make that little bit of extra space. It has carpeted flooring and boasts access to the rear garden by large double glazed sliding doors.

Kitchen Diner

13'7" x 16'4" (4.15 x 4.99)

The Kitchen Diner is a fantastic focal point of the whole property. It has been extended which means there is space for a large peninsula style kitchen worktop and corner windows allowing ample light into the property whilst taking advantage of the spectacular views on offer. The flooring is tiled and there are 2 corner double glazed windows and double glazed uPVC door giving access out to the rear garden alongside a radiator. There are ample wall and base units incorporating an electric double oven and gas hob with extractor fan over and fridge freezer including space for a washing machine.

Access is given to Bedroom Four/Office and a very handy storage cupboard located beneath the stairs.

Bedroom Four/Office

15'9" x 9'7" (4.81 x 2.94)

Located to the front of the property, the fourth bedroom or office has carpeted flooring and two double glazed windows, one with a radiator below. This room is currently used as an Office/workshop.

FIRST FLOOR

Landing

8'0" x 6'7" (2.46 x 2.03)

The landing has carpeted flooring and a double glazed window. It provides access to the Bathroom and three bedrooms.

Bedroom One

11'5" x 10'7" (3.48 x 3.24)

Bedroom One is located to the front of the property and has a large double glazed window and radiator below and exposed wood flooring.

Bedroom Two

10'8" x 10'7" (3.26 x 3.24)

The second bedroom is also a spacious double which is located to the rear of the property. It has carpeted flooring and large double glazed window with radiator below.

Bathroom

6'4" x 6'7" (1.95 x 2.03)

The Bathroom is a good size. It has tile effect flooring and a large double glazed window with obscured glass. There is a white bathroom suite which includes a low flush WC, pedestal wash basin and bath tub.

Bedroom Three

7'3" x 6'7" (2.23 x 2.03)

The third bedroom is a good sized single. It is located to the front of the property and has carpeted flooring and a double glazed window with radiator below.

EXTERNALS

Front

The front of the property is idyllic. It has a stone and cement driveway allowing ample parking for multiple vehicles and a small grassed area alongside flowers. To the left of the property you can see the astonishing views the property has on offer.

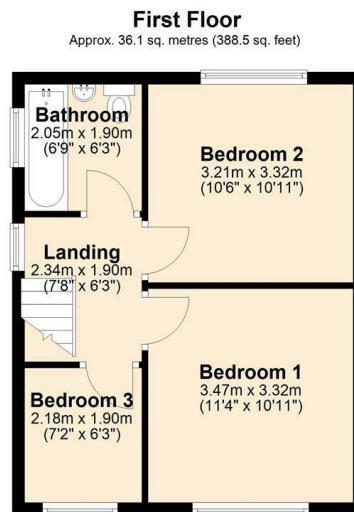
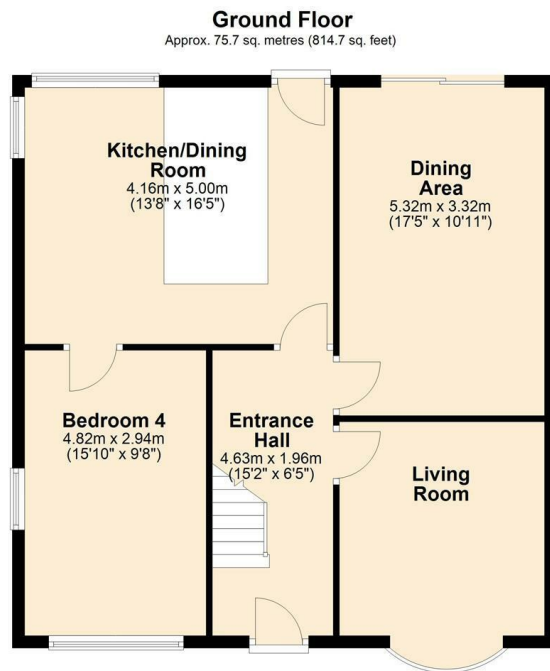
Rear Garden

A large fully enclosed rear garden which is mostly laid to lawn and boasts the far reaching views on offer. There are a few seating areas which will be fantastic in the summer months and would be ideal for anyone with "green fingers".

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.

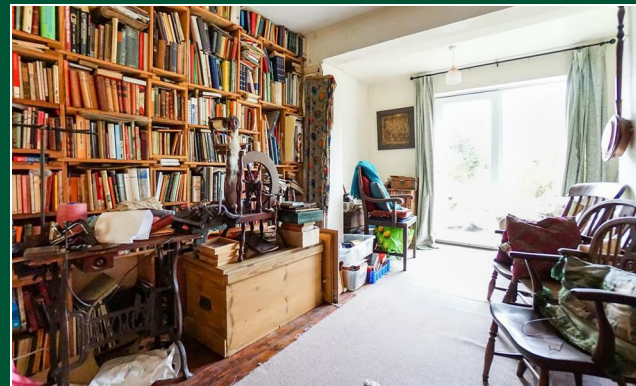






Total area: approx. 111.8 sq. metres (1203.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		71
(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



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