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estate agents

90 Spital Lane

Spital, Chesterfield, S41 0HJ

Guide price £220,000

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Guide Price £220,000 - £230,000

Early viewing is highly recommended of this deceptively spacious TWO DOUBLE BEDROOM SEMI DETACHED FAMILY HOUSE with over 1300 sq ft of family living space with superb basement storage and converted attic space with potential as 3 bedroom (subject to consents). Situated in this extremely popular residential location within close proximity of the town centre, train station and hospital. Perfectly placed for access to main commuter road links via the A61/A617 & M1 Motorway.

Immaculately presented family living space that benefits from gas central heating with a Combi boiler and double glazed windows. Internally comprising of front entrance hall, reception room, dining room with feature fireplace and shaker oak fitted kitchen, large basement with superb storage facility. Two double first floor bedrooms and superb re-fitted shower room with modern fitted 3 piece suite. Access to second floor converted loft space.

Front low brick walling with mature landscaped and low maintenance garden set with colour pebbles and plants/shrubbery. Long driveway to the side provides ample parking spaces and leads to the Detached Garage.

Fabulous good sized rear garden which is impeccably presented and maintained with mature set tiers and terraces. Substantially fenced boundaries. Lawns and well established rocky areas set with an abundance of plants and mature shrubs & trees. Upper Sun Terrace. Perfect for social and family entertainment!





Additional Information

Gas Central Heating-Combi Boiler 10 years old and is serviced
 Aluminium window frames with double glazing
 Renewed roof 2000
 Gross Internal Floor Area - 121.1 Sq.m /1304.6 Sq.Ft.
 Council Tax Band - A
 Secondary School Catchment Area-Outwood Academy-Hasland Hall

Basement

9'8 x 7'9 and 9'5 x 5'10 (2.95m x 2.36m and 2.87m x 1.78m)

Fabulous basement with surplus amounts of storage space including space for dryer, wine rack. Power and lighting.

Entrance Hall

14'6 x 3'6 (4.42m x 1.07m)

Front entrance door into the hallway with stairs climbing to the first floor.

Reception Room

12'8 x 11'0 (3.86m x 3.35m)

Front aspect bay window. Feature fireplace with marble back and hearth with electric fire.

Dining Room

13'2 x 12'0 (4.01m x 3.66m)

Rear aspect window. Feature stone fireplace with marble hearth, electric fire and side plinths. Wall lighting.

Rear Fitted Kitchen

13'4 x 7'5 (4.06m x 2.26m)

Comprising of a range of base and wall units in Shaker Oak with complimentary work surfaces over having inset composite sink unit. Space for cooker, fridge and washing machine. Rear door to the drive and gardens.

First Floor Landing

15'3 x 5'7 (4.65m x 1.70m)

Useful store cupboard and access door leading to the second floor.

Front Double Bedroom One

16'0 x 11'0 (4.88m x 3.35m)

Superb spacious main double bedroom with front aspect window. Range of built in cupboards including top boxes.

Rear Double Bedroom Two

10'3 x 9'4 (3.12m x 2.84m)

A second good sized bedroom with rear aspect window. Walk in wardrobe/storage cupboard with hanging space and lighting.





Attractive Shower Room

10'0 x 7'5 (3.05m x 2.26m)

Re-fitted 2 years ago and comprising of a fully tiled double cubicle having a rain shower, screen and shower attachment. Low level WC set in vanity housing. Modern wash hand basin set in wall hung vanity unit. Panelled ceiling with downlighting. Wall mirror and towel rail.

Second Floor Loft Space

15'4 x 11'7 (4.67m x 3.53m)

Fabulous converted attic room which offers versatile space which could be used for office, hobbies or home working space. Velux wooden window and side gable window.



Outside

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Detached Garage

16'0 x 8'6 (4.88m x 2.59m)



School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



Validation of offer. 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.

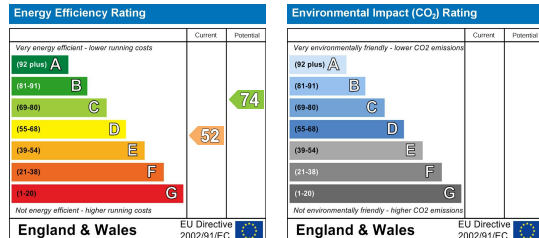
Floor Plan



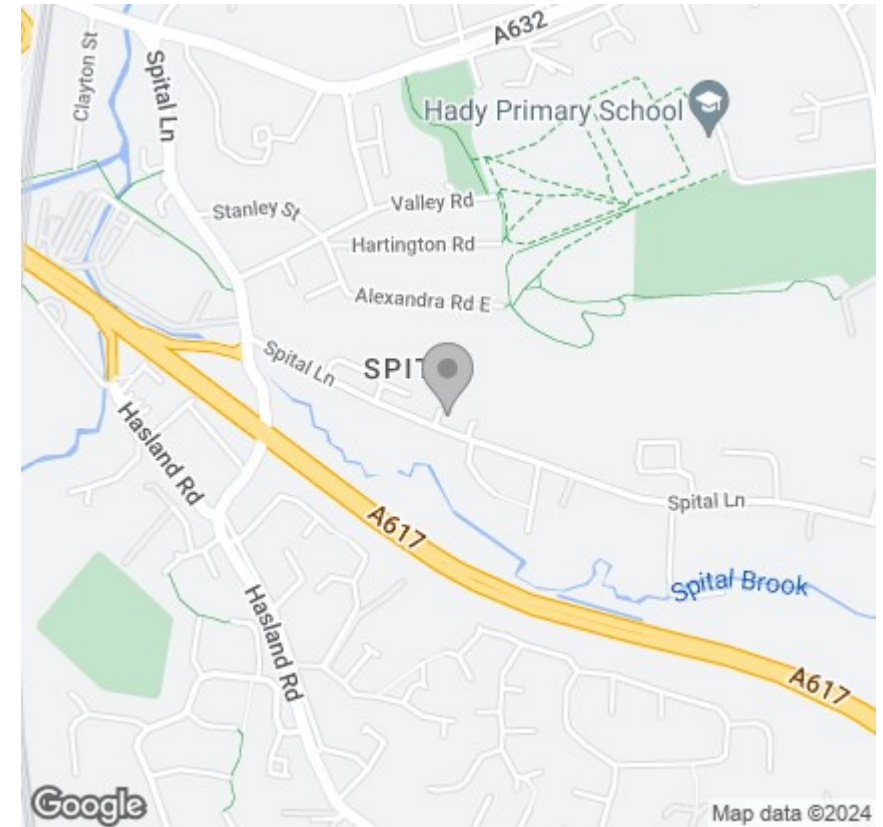
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

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