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estate agents

186 Lockoford Lane

Tapton, Chesterfield, S41 0TQ

Guide price £325,000

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Guide Price £325,000 - £335,000

Fabulous opportunity to acquire this EXTENDED THREE BEDROOM DETACHED FAMILY HOUSE which enjoys a strong roadside position in this highly sought after residential location. Ideally situated for access to the town centre, train station, hospital and all major road commuter links via the A61/A617/M1 Motorway junctions both 29/29A.

Impeccably presented the extended accommodation(2012) of just under 1500 sq ft benefits from a scheme of upgrading completed at this time including rewiring & replumbing and has uPVC double glazing & gas central heating with a Combi Boiler. Comprises of entrance porch into entrance hall, front reception room, dining room which is open plan to the impressive extended family living space with Velux windows and French doors onto the rear patio & gardens. Open plan integrated kitchen with cloakroom off. To the first floor front double bedroom with fitted wardrobes, second double with fully range of fitted bedroom furniture and third versatile bedroom which could be used for office/home working. Superb fully tiled family bathroom with 4 piece suite.

Scope for attic conversion (subject to consents)

Front low level boundary wall with mature well established garden and block paved driveway which provides ample car standing spaces and leads to the substantial side carport with lighting, side brick walls having decorative railings.

Rear Detached Single Brick Garage with its own fuse box, water tap and plumbing for washing machine. Rear uPVC door onto the gardens.

Impeccably presented generous rear landscaped gardens with substantial fenced and Beech hedge boundaries. Stone patio with colour pebble area & pathway down to the level manicured lawns. Fully stocked borders having an abundance of plants and shrubs. Fruit trees include Plum, Apple and Pear. Greenhouse, garden shed. Side pathway to the front. Outside lighting and electrical socket.





Additional Information

Gas Central Heating-Combi boiler - serviced Oct 2023
uPVC Double Glazed Windows
Rewired & replumbed in 2012
Extended in 2012 with Building Regulations Certification
Oak internal doors with chrome furnishings
Chrome electrical socket covers
New felt & tiles to main roof - Feb 2024
Gross Internal Floor Area- 37.8 Sq.m/ 1483.0 Sq.Ft
Council Tax Band - C
Secondary School Catchment Area -Whittington Green School

Front Porch

4'1 x 2'2 (1.24m x 0.66m)

Front uPVC double entrance doors

Entrance Hall

10'9 x 6'8 (3.28m x 2.03m)

uPVC door into the spacious hallway. Meter cupboard and stairs to first floor.

Reception Room

13'11 x 10'11 (4.24m x 3.33m)

A beautifully presented family living room with front window which enjoys a pleasant aspect. Contemporary modern fireplace with electric stove. Single internal door into the dining room

Dining Room

8'2 x 7'6 (2.49m x 2.29m)

Family dining space which is open plan through into the impressive rear extended family living area.

Superb Family Living Area

17'4 x 11'11 (5.28m x 3.63m)

Fabulous extended open plan living space which offers completely versatile options for use and is open plan to the kitchen. Two ceiling Velux windows and rear aspect window. French doors leading onto the well presented generous rear extended family living area.

Modern Integrated Kitchen

10'0 x 8'2 (3.05m x 2.49m)

Comprising of a range of White base and wall units with complimentary work surfaces having inset sink and tiled splash backs. Space for fridge and dishwasher. Integrated double oven, gas hob and chimney extractor. Ideal Combi Boiler-serviced. Door to cloakroom and door to hallway.

Cloakroom/WC

7'3 x 3'4 (2.21m x 1.02m)

Comprising of a 2 piece suite which includes wash hand basin set in vanity cupboard and low level WC.

First Floor Landing

Access to the insulated loft space.

Rear Double Bedroom One

12'3 x 11'3 (3.73m x 3.43m)

A spacious main bedroom with rear aspect window which enjoys views over the rear gardens. Quality range of fitted bedroom furniture which includes two double wardrobes, matching drawers, bedside cabinets and further single wardrobe.

Front Double Bedroom Two

11'3 x 10'9 (3.43m x 3.28m)

A second generous double bedroom with front window again with a pleasant aspect. Two double fitted wardrobes.





Front Single Bedroom Three

7'4 x 6'8 (2.24m x 2.03m)

A third versatile bedroom which could be used for office or home working space. Bulkhead cupboard.

Superb Family Bathroom

8'10 x 6'8 (2.69m x 2.03m)

Being fully tiled and comprising of a 4 piece White suite which includes bath, shower cubicle with mains shower, pedestal wash hand basin and low level WC. Feature radiator.

Outside

Front low level boundary wall with mature well established garden and block paved driveway which provides ample car standing spaces and leads to the substantial side carport with lighting, side brick walls having decorative railings.

Rear Detached Single Brick Garage with its own power supply, water tap and plumbing for washing machine. Rear uPVC door onto the gardens.

Impeccably presented generous rear landscaped gardens with substantial fenced and Beech hedge boundaries. Stone patio with colour pebble area & pathway down to the level manicured lawns. Fully stocked borders having an abundance of plants and shrubs. Fruit trees include Plum, Apple and Pear. Greenhouse, garden shed. Side pathway to the front. Outside lighting and electrical socket.

Detached Single Garage

16'5 x 8'1 (5.00m x 2.46m)

Having its own fuse box, water tap and plumbing for washing machine. Rear uPVC door onto the gardens.

Substantial Car Port

29'8 x 8'4 (9.04m x 2.54m)

An extremely useful side carport area with side brick walling and decorative railings. Leads onto the detached garage at the rear. There is a door to the extended family living room.



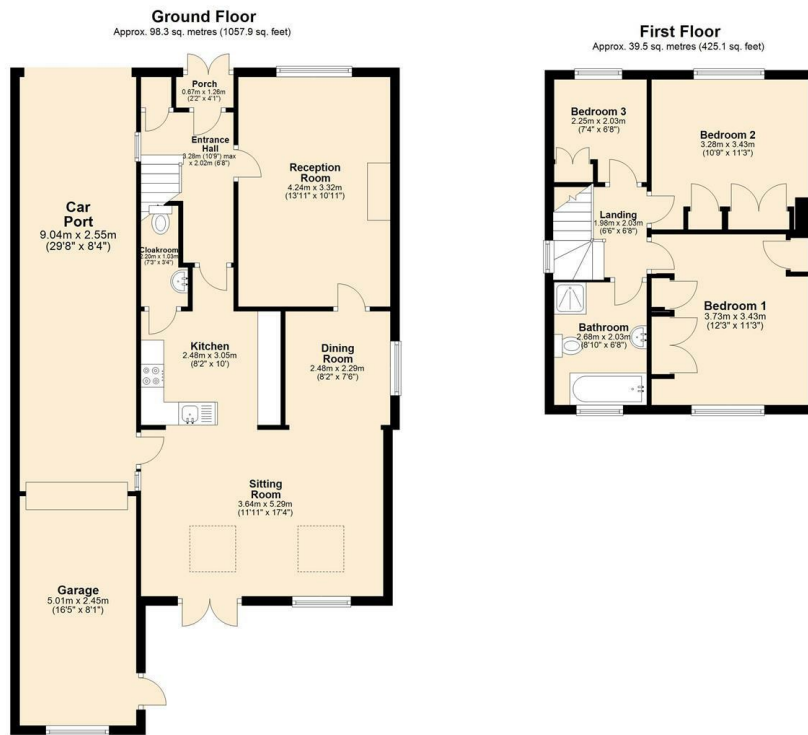
School catchment areas

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

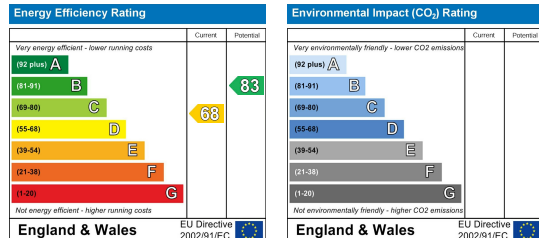


Total area: approx. 137.8 sq. metres (1483.0 sq. feet)

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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