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estate agents

231 Lockoford Lane

Tapton, Chesterfield, S41 0TG

Guide price £350,000

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PRICE GUIDED £350,000-£365,000

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is strongly recommended of this fabulous EXTENDED THREE BEDROOM DETACHED FAMILY HOUSE which enjoys a superb elevated rear views towards Chesterfield & sun blessed rear SOUTH WEST facing rear gardens & retains many original features. Offers great scope for modernisation & further extension (subject to consents) The property enjoys a strong roadside position in this highly sought after residential location. Ideally situated for access to the town centre, train station, hospital & all major road commuter links via the A61/A617/M1 Motorway junctions both 29/29A

Extended well proportioned family living accommodation of 1320 sq ft benefits from gas central heating with a Combi boiler (serviced) and uPVC double glazing. Nicely decorated & presented interior comprises of spacious entrance hall, cloakroom/WC, beautiful family reception room, dining room, conservatory, superb kitchen with integrated appliances. To the first floor Principal double bedroom with range of fitted bedroom furniture, second double bedroom with quality full range of fitted wardrobes and complimentary drawer sets, third single bedroom/study/home working space and luxury half tiled shower room with attractive 3 piece suite. Access via a retractable ladder to the converted loft space. Power & lighting & surplus amounts of storage to the eaves. Perfect space for study or home working space.

Front established and mature garden with low stone walling, lawn area and stocked side rose borders. Long driveway provides ample car standing and leads to the rear Garage. Additional parking could be made at the front by using the current front garden if required.

Fabulous sun blessed South West facing rear landscaped gardens. Stone Patio and pathways leading to a substantial lawned area, mature side borders with established plants and shrubs, Rose Beds and Fruit canes. Fenced boundaries

Additional Information

- Gas Central Heating-Worcester Bosch Comb Boiler - serviced
- uPVC double glazed windows
- Security Alarm System
- Gross Internal Floor Area - 108.0 Sq.m. / 1162.6 Sq.Ft.
- Council Tax Band - C
- Secondary School Catchment Area -Whittington Green School

Spacious Entrance Hall

16'9 x 6'11 (5.11m x 2.11m)

Arched entrance uPVC door with attractive side glazing panels. Useful under stairs storage cupboard with gas meter .





Cloakroom/WC

5'9 x 2'4 (1.75m x 0.71m)

Comprising of a low level Klargest WC set in vanity housing.. Worcester Bosch Comb Boiler which is serviced

Reception Room

13'0 x 12'11 (3.96m x 3.94m)

Beautiful family living room with front aspect bay window. Feature coving and ceiling rose. Contemporary marble fireplace with gas-fire.

Extended Dining Room

14'9 x 10'0 (4.50m x 3.05m)

Superb extended dining room with patio doors that lead into the Conservatory.

Superb Breakfast Kitchen

13'4 x 9'11 (4.06m x 3.02m)

Comprising of a quality range of base and wall units with complimentary work surfaces over & upstands. Inset stainless steel sink unit with tiled splash backs. Integrated oven, microwave and induction hob with chimney extractor above. Integrated dishwasher and also fridge/freezer. Space for washing machine. Rear aspect bay window overlooking the rear gardens.

Fabulous Conservatory

12'3 x 9'0 (3.73m x 2.74m)

Enjoys lovely views over the rear gardens. Tiled floor. Electric heater. uPVC doors onto the rear patio.



First Floor Landing

9'5 x 6'11 (2.87m x 2.11m)

Access via a retractable ladder to the converted loft space. Power and lighting and surplus amounts of storage to the eaves. Perfect space for study or home working space.

Principal Double Bedroom 1

13'0 x 12'0 (3.96m x 3.66m)

Front aspect window. Quality range of fitted bedroom furniture which includes part mirrored wardrobes, dressing table area, additional drawers, overbed boxes, side bedside drawers & glass shelves.

Rear Double Bedroom 2

13'0 x 11'1 (3.96m x 3.38m)

A second good sized double bedroom which enjoys a rear aspect overlooking rear gardens and with views beyond. Range of quality wardrobes with downlighting. Additional matching drawer sets.

Front Single Bedroom 3

7'1 x 6'11 (2.16m x 2.11m)

Front aspect window to this versatile bedroom which could be used for office/study or home working space. Two double partly mirrored louvred doors.

Luxury Shower Room

6'11 x 6'4 (2.11m x 1.93m)

Being partly tiled and comprising of a lovely 3 piece suite which includes shower cubicle with mains shower. Wash hand basin and low level WC set in attractive vanity housing units with work tops, downlighting and wall mirror. Heated towel radiator. Kamdean flooring.





Outside

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Detached Concrete Sectional Garage with light and power. Ample space for caravan or camper van parking.

Detached Single Garage

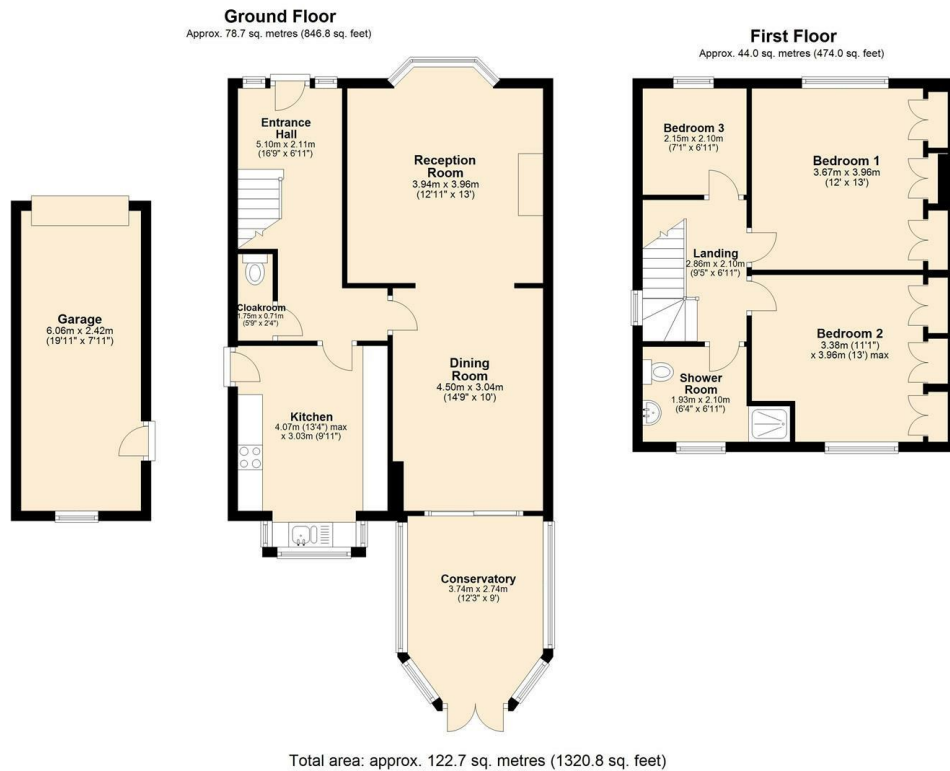
19'11 x 7'11 (6.07m x 2.41m)

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.

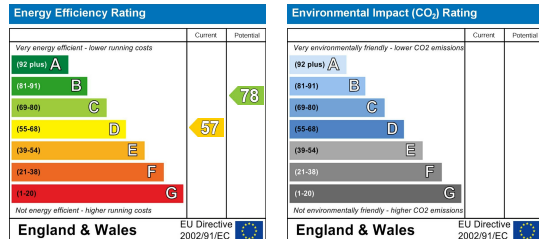
Floor Plan



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.

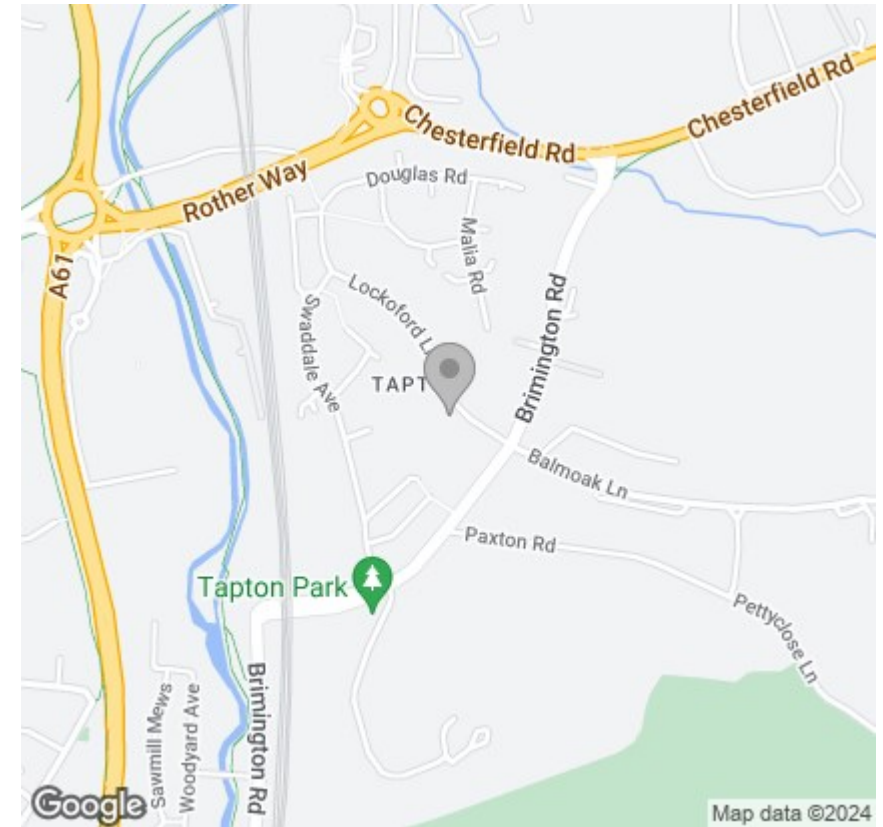
Energy Efficiency Graph



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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.

