



## 3 Gill Lane, Grassmoor, Chesterfield, S42 5AN

- END TERRACED COTTAGE
- THREE DOUBLE BEDROOMS
  - GCH, DOUBLE GLAZED
- CLOSE TO VILLAGE AMENITIES
- FANTASTIC OPEN VIEWS TO REAR
  - CONSERVATORY
  - SINGLE GARAGE
  - LOW MAINTENANCE GARDEN

**GUIDE PRICE £150,000 TO £160,000**

**HUNTERS®**  
HERE TO GET *you* THERE



**\*GUIDE PRICE OF £150,000 TO £160,000\***

**UNIQUE OPPORTUNITY TO ACQUIRE A THREE DOUBLE BEDROOM END TERRACED COTTAGE SITUATED AT THE END OF A PRIVATE LANE WITH MAGNIFICENT OPEN VIEWS TO THE REAR.**

**IDEAL FOR LOCAL AMENITIES IN GRASSMOOR & CLAY CROSS & FOR ACCESS TO COMMUTER LINKS / M1.**

**SPACIOUS ACCOMMODATION COMPRISING OF A LOUNGE, LARGE KITCHEN DINER, CONSERVATORY WITH UNDERFLOOR HEATING.**

**THREE FIRST FLOOR WELL PROPORTIONED BEDROOMS, FAMILY BATHROOM & SEPARATE WC.**

**GAS CENTRALLY HEATED, DOUBLE GLAZED & SEPTIC TANK FOR DRAINAGE.**

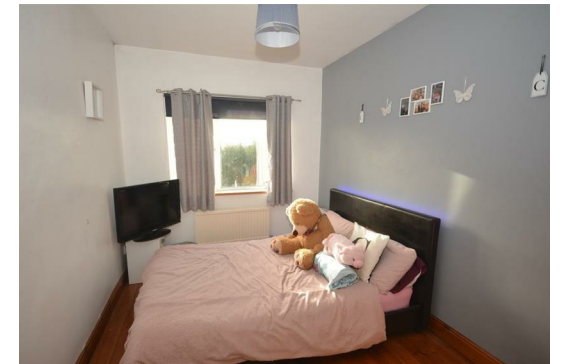
**INTEGRAL SINGLE GARAGE, REAR GARDEN DESIGNED FOR LOW MAINTENANCE, WITH SUPERB VIEWS! ALSO WITH OUTHOUSE**

**FREEHOLD.**

**We understand the council tax band is A under North East Derbyshire District Council.**

**Book your viewing NOW - CALL HUNTERS - phones answered 24/7!**

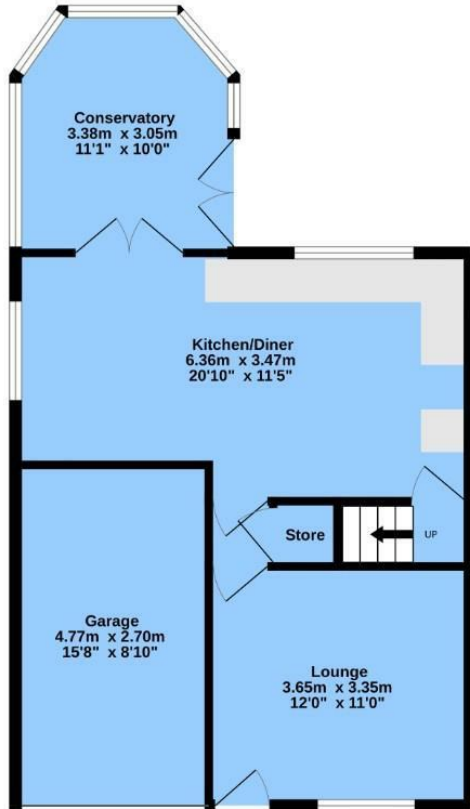
**EXCELLENT STARTER / AFFORDABLE FAMILY HOME - COME & PUT YOUR OWN STAMP TO IT!**



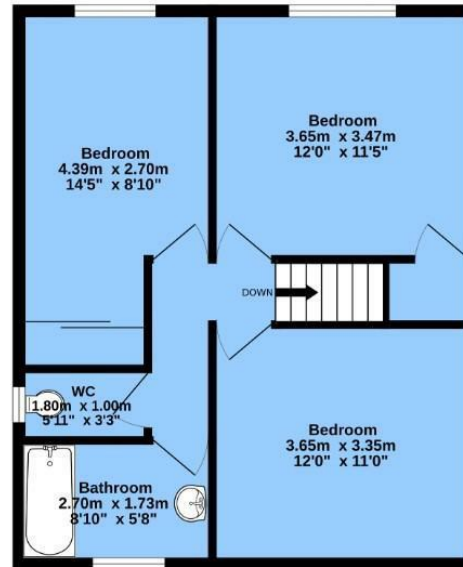




GROUND FLOOR  
58.8 sq.m. (633 sq.ft.) approx.



1ST FLOOR  
49.1 sq.m. (529 sq.ft.) approx.



TOTAL FLOOR AREA: 107.9 sq.m. (1162 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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