







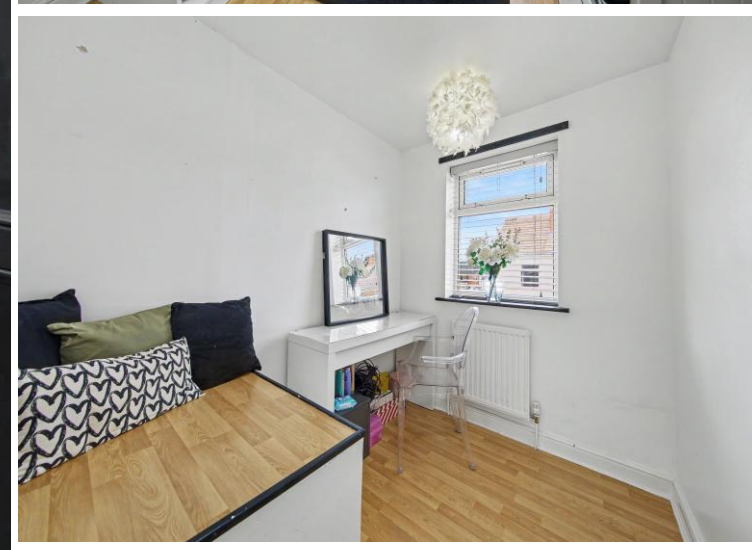
## 8 Chapman Lane

Grassmoor • Chesterfield • S42 5EN

£190,000

Well-maintained and well-presented three-bedroom semi-detached home, offered for sale with no onward chain, and located in the popular village of Grassmoor. The area offers convenient access to everyday amenities including local shops, schools and services, with further facilities available in nearby Clay Cross and Chesterfield town centre. Transport links are excellent, with regular bus services, straightforward road access to the M1 and other major routes, and Chesterfield train station within easy reach. The location is well served by schools and benefits from nearby green spaces and countryside walking routes, making this an ideal first home that is ready to move into. Upon entering the property, you are welcomed into a small hallway which leads into the living room on the left. This is a comfortable reception space featuring modern panelling to the rear wall, creating a contemporary feel. The living room flows through into the kitchen diner, which offers generous storage with modern fitted units, integrated appliances and space for additional freestanding appliances. There is also room for a dining table, and a door providing direct access to the rear garden. To the first floor, there are two double bedrooms and a single. The principal double bedroom currently overlooks the rear garden, while the second double is located to the front and benefits from fitted wardrobes. The third bedroom is a front-facing single, ideal for use as a study or home office. The family bathroom is fitted with a three-piece suite comprising a bath, wash basin and WC. Externally, the rear garden is enclosed and designed for ease of maintenance, finished with patio paving and featuring steps leading to an additional seating area and a decorative fish pond. To the rear of the property is a driveway providing access to a detached, double, brick-built garage. The front of the property is also low maintenance, featuring a paved driveway for off-street parking.





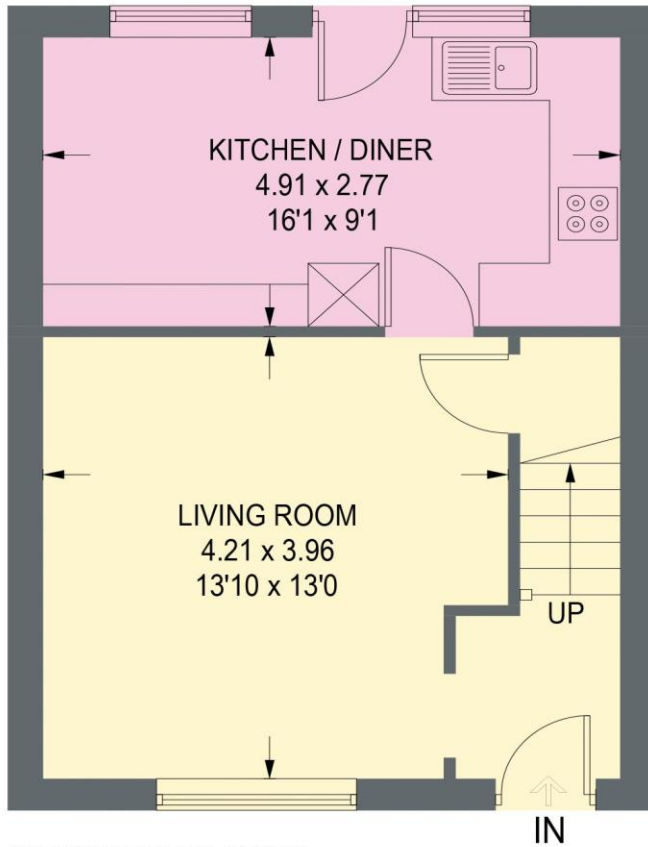
- Well Presented Three Bedroom Semi Detached House
- Offered with No Onward Chain
- Ideal First Time Buyer Home
- Modern Living Room w/ Wall Panelling
- Kitchen Diner w/ Integrated Appliances and Access to the Rear

- Two Double Bedrooms & One Single
- Three Piece Suite Family Bathroom
- Low Maintenance Patio Garden w/ Detached Double Garage
- Off Street Driveway Parking
- Council Tax Band B/EPC Rating C

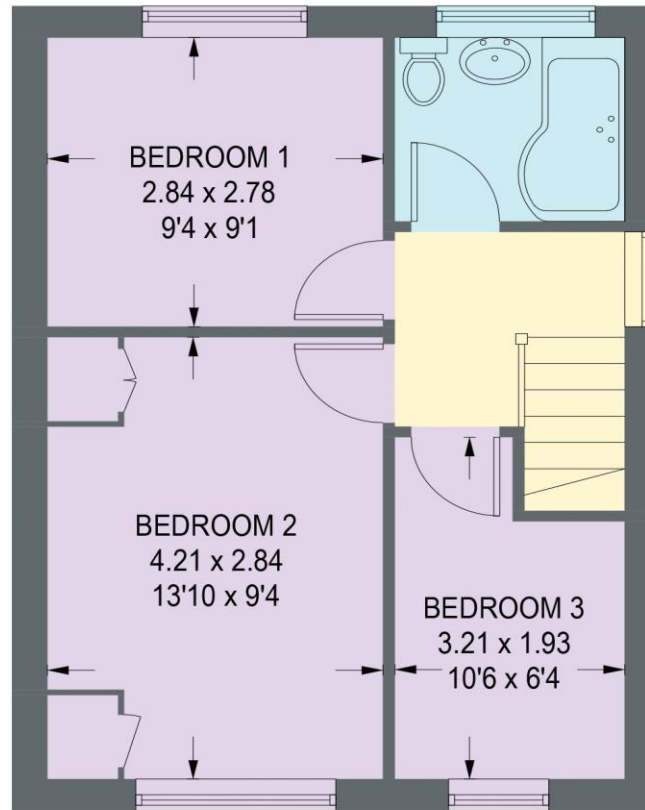


# 8 CHAPMAN LANE

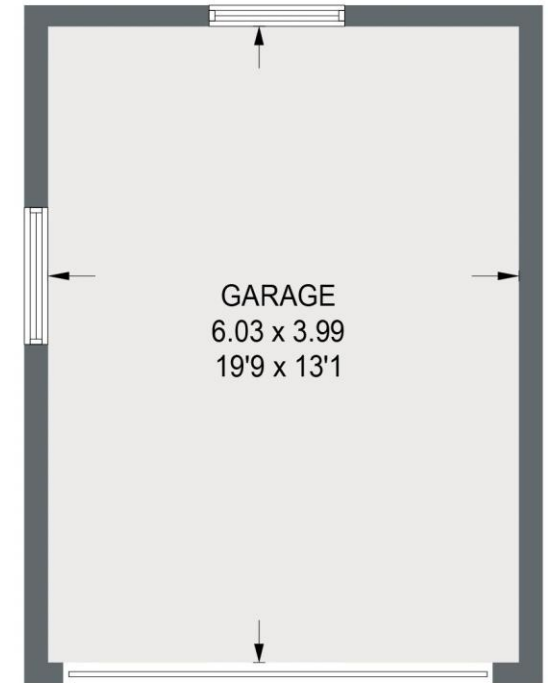
APPROXIMATE GROSS INTERNAL AREA = 93.4 SQ M / 1004.9 SQ FT



**GROUND FLOOR**  
**58.8 SQ M / 633.2 SQ FT**



**FIRST FLOOR**  
**34.5 SQ M / 371.8 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1294590)



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