



Bungalow & 3 Acres of Land - 199 Spital Lane, Chesterfield, S41 0HP
Guide Price £299,950



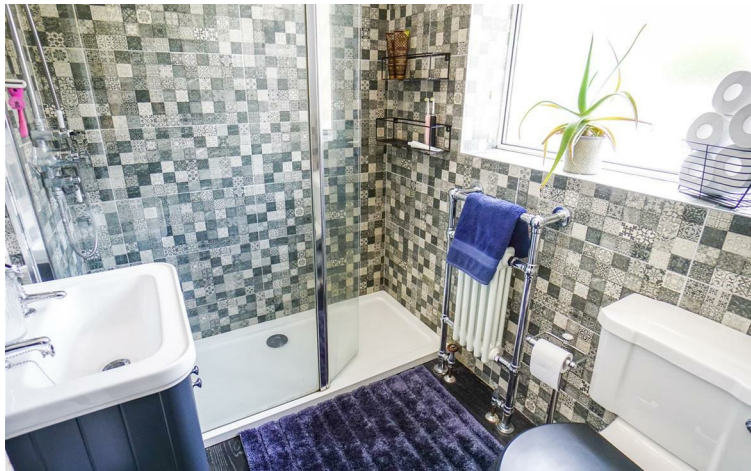
* TWO BEDROOMED BUNGALOW * THREE ACRES OF LAND TO REAR * LARGE LOUNGE/DINING ROOM * SUN ROOM WITH VIEWS OVER THE GARDEN AND LAND * BREAKFAST KITCHEN * TWO DOUBLE BEDROOMS * REFITTED SHOWER ROOM/W.C. * OFF STREET PARKING * ATTACHED GARAGE * GARDENS TO REAR * DOUBLE GLAZING & GAS CENTRAL HEATING

A rare opportunity to acquire a spacious and well proportioned two bedroomed bungalow with an adjoining three acres of grazing land. The property itself offers a practical living space which is conveniently located to take advantage of local amenities but is also within close proximity to Chesterfield town centre and associated facilities.

Internally, the property briefly comprises entrance porch, entrance hall, refitted shower room/w.c., breakfast kitchen with front aspect, spacious lounge/dining room with log burning stove, sun room with views over the garden and land along with two double bedrooms.

The property also benefits from gas fired central heating and UPVC double glazed windows and doors.

Viewing is strictly through the selling agents: Rachael Grange on 01246 232156 / 07712 289243 / rachael@wtparker.com



GROUND FLOOR ACCOMMODATION

Entrance Porch

With windows and doors to front elevation. Entrance door leading through to:

Entrance Hall

With wood flooring, built-in cupboards and doors leading to:

Shower Room/WC

Having been fitted with a white suite comprising large walk in-shower enclosure with fitted shower, vanity unit with inset wash basin and mixer tap over, low flush w.c., double glazed window to front elevation, inset ceiling spotlights and heated towel rail.

Lounge/Dining Room

18'10" x 14'0" (5.76m x 4.29m)
A fabulous reception room which enjoys a rear aspect and has plenty of space for lounge and dining room furniture. Also having original wood flooring, chimney breast with inset cast-iron log burning stove, double glazed window to rear elevation and two radiators.

Sun Room

Being of brick and UPVC double glazed and having views over the rear garden and land beyond.

Breakfast Kitchen

10'3" x 9'8" (3.13m x 2.95m)
Fitted with wall and base cupboard units with worksurfaces over and inset single drainer sink unit. Also having built-in double oven with gas hob and extractor canopy over, space for undercounter fridge and freezer, space and plumbing for washing machine, ceramic tiled splashbacks, double glazed window to front elevation and radiator.

Inner Hallway

With stairs to first floor accommodation, radiator and door leading through to:

Bedroom Two

12'5" x 9'4" (3.80m x 2.85m)
Fitted with a comprehensive range of bedroom furniture providing useful hanging and storage space. Also having space for double bed, double glazed window to rear elevation, feature flooring and radiator.

FIRST FLOOR ACCOMMODATION

Landing/Study Space

With built-in storage and door leading through to:

Bedroom One

14'2" x 8'3" (4.33m x 2.52m)
With double glazed window to side elevation and radiator.

Outside

To the front of the property there is a driveway which provides ample off street vehicular parking and leads to the attached garage which has power and light and electronically operated roller door. There is also an electronically operated sliding front gate for added security.

To the rear there is a patio area which leads to a good sized lawned garden with clearly defined fenced boundaries and double gates leading to the land beyond.

3 ACRES OF GRAZING LAND

A particular feature of the property is the three acres of grazing land (not measured) which is accessed directly from the rear garden and has the benefit of an additional pedestrian access further along Spital Lane. The Spital Brook runs alongside one of the boundaries.

Services

We understand all mains services are connected to the property.

EPC

The Property as an EPC Rating of 77/C

Tenure

The Property and land are held on separate title and are both Freehold.

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | lisa@wtparker.com
Rachael Grange 01246 232156 | rachael@wtparker.com

Council Tax Banding

Band B
Chesterfield Borough Council

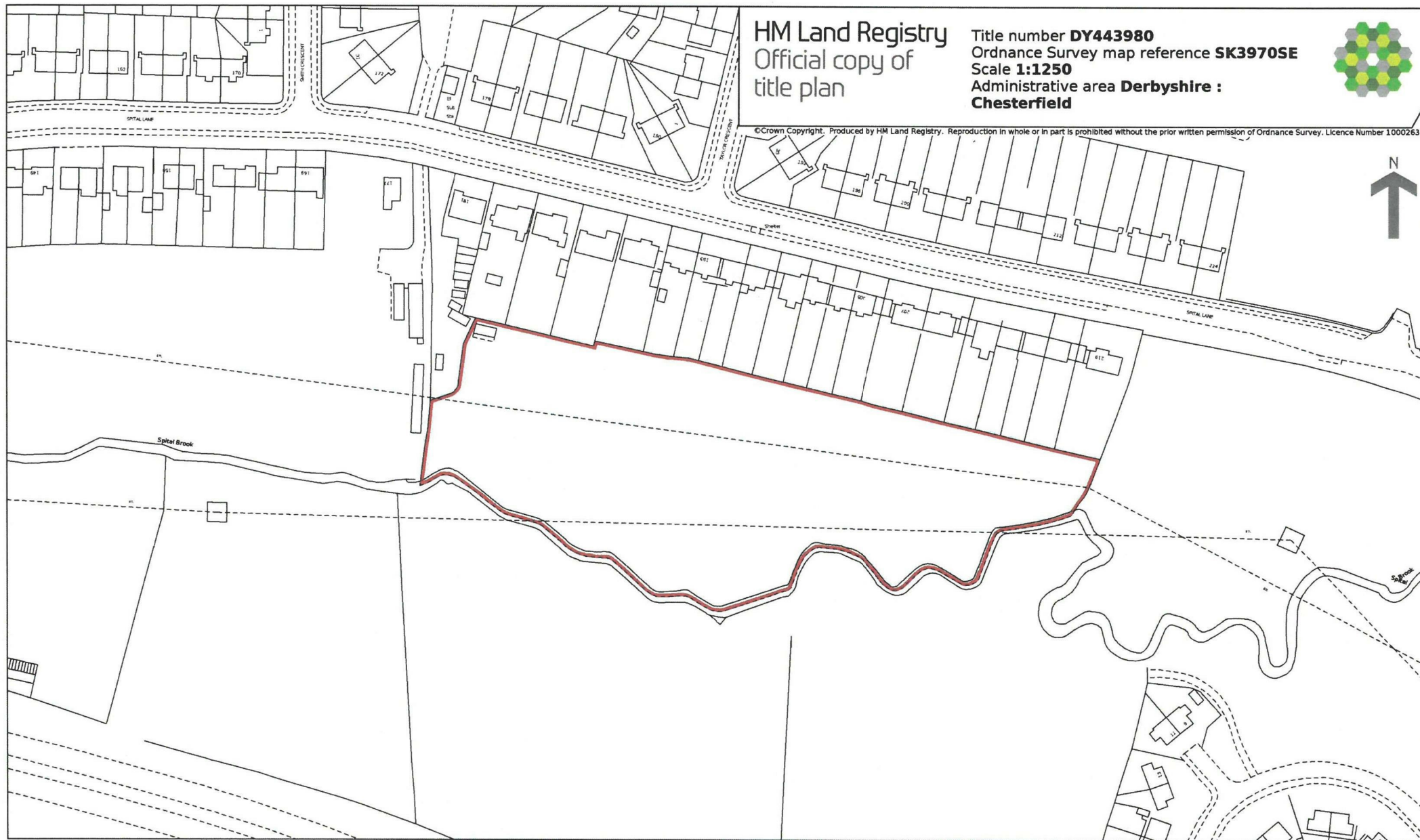
Local Authority & Planning

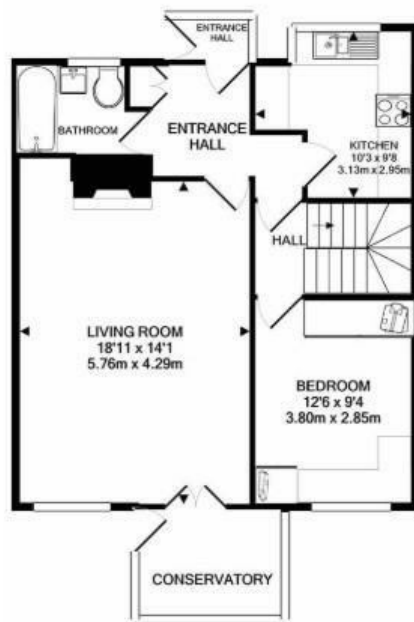
All enquiries should be directed to:

Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP
Tel: 01246 345345

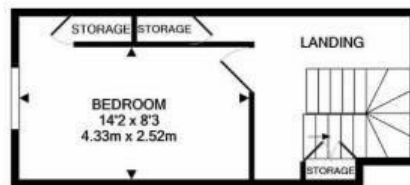
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GROUND FLOOR
APPROX. FLOOR
AREA 710 SQ. FT.
(66.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 237 SQ. FT.
(22.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 947 SQ. FT. (88.0 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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