







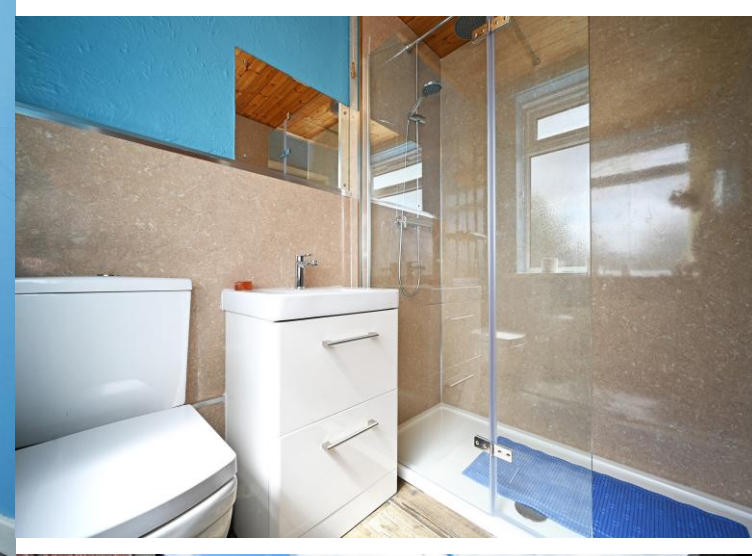
15 lans Way

Chesterfield • Derbyshire • S40 4PY

Guide Price £190,000 to £200,000

Guide Price £190,000 to £200,000 Offered to the market with no upward chain is this three-bedroom semi-detached house, located in the popular area of Loundsley Green. The property is well positioned for a range of everyday amenities, including local shops, with Chesterfield town centre just a short drive away, offering a wider selection of shops, cafés, and facilities. The area is well served by reputable schools, making it an ideal choice for families. Nearby green spaces include Holmebrook Valley Park, and there is also convenient access to the Peak District for those who enjoy outdoor pursuits. Excellent transport links are available, including regular local bus services, straightforward road connections, and access to Chesterfield train station. The property offers an ideal opportunity for buyers looking to put their own stamp on a home, making it suitable for couples and families alike. The property is accessed via a side porch, which leads into the kitchen. The kitchen provides space for freestanding appliances and a small dining area. From here, there are doors leading to additional storage and into the internal hallway, where the ground floor WC and staircase can be found. The hallway then leads into the living room, which features a stone fireplace and overlooks the rear garden, with a door providing direct access outside. To the first floor are three bedrooms and a shower room. All bedrooms benefit from fitted storage. Bedroom one is a spacious double overlooking the rear garden, while bedroom two is another double positioned to the front of the property. Bedroom three, also overlooking the rear, is a single room ideal for use as a nursery or home office. The shower room is fitted with a modern, part-tiled three-piece suite, comprising a walk-in shower, wash basin, and WC. Externally, the rear garden offers an enclosed and low-maintenance space, featuring a paved patio area suitable for seating, along with a shed and space for shrubs and planting. To the front, the property benefits from a well-maintained gravelled garden with surrounding bushes and shrubs. A driveway to the side provides off-road parking for two vehicles.



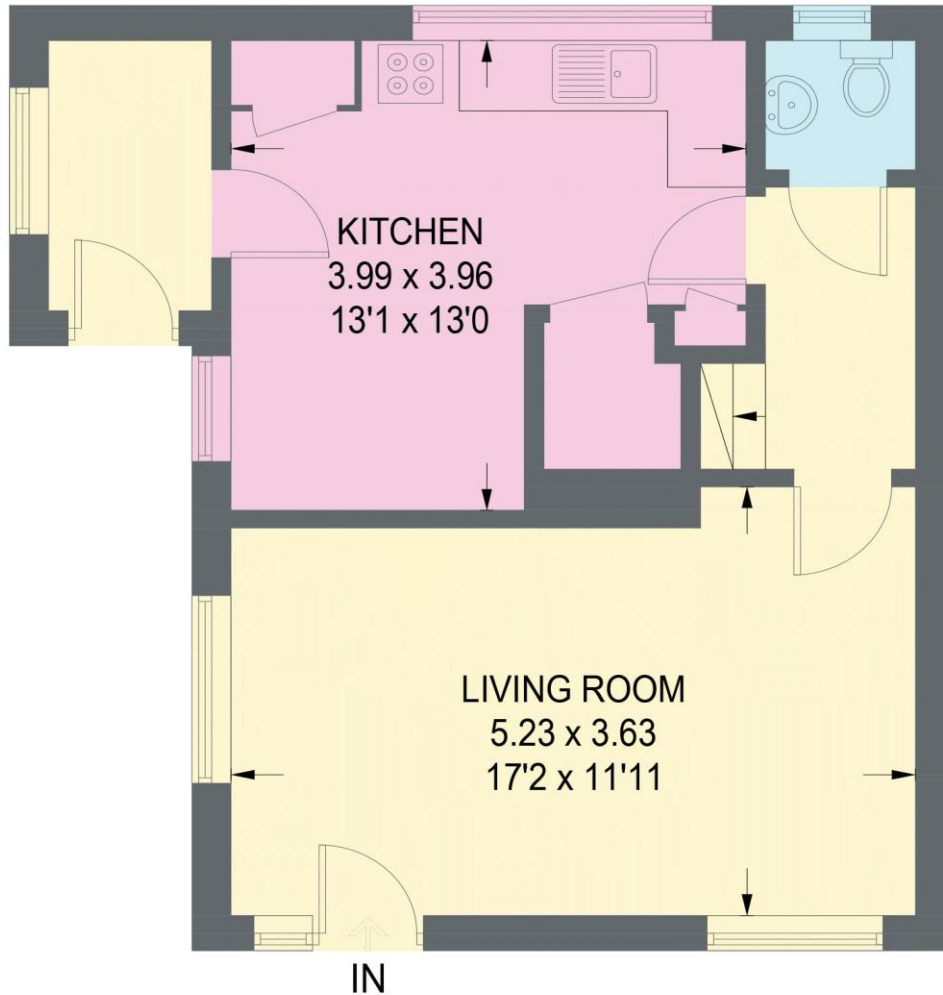


- Three Bedroom Semi-Detached House
- No Onward Chain
- Opportunity To Cosmetically Upgrade
- Ground Floor WC
- Popular Location Close To Town Centre & Amenities
- Three Piece Shower Room
- Off Road Parking via Driveway
- Low Maintenance Rear Garden
- Large Living Room
- EPC Rating: C / Council Tax Band C

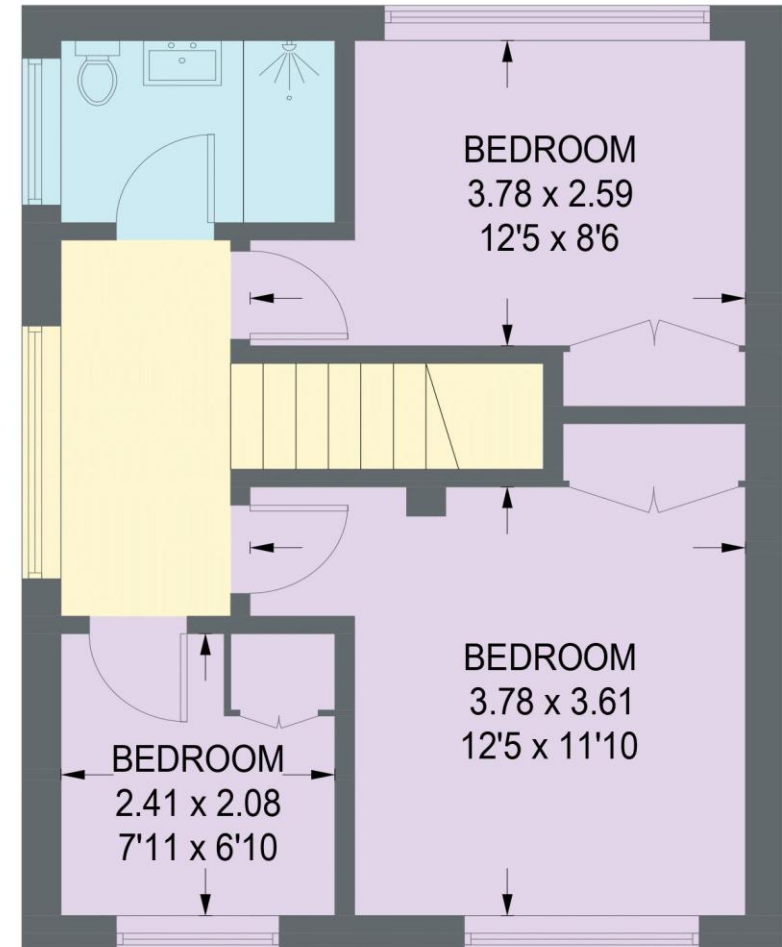


15 IANS WAY

APPROXIMATE GROSS INTERNAL AREA = 81.7 SQ M / 879 SQ FT



GROUND FLOOR
42.6 SQ M / 458 SQ FT



FIRST FLOOR
39.1 SQ M / 421 SQ FT

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



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