wards
estate agents

328 Langer Lane

Wingerworth, Chesterfield, S42 6TX

Guide price £325,000

328 Langer Lane

Wingerworth, Chesterfield, S42 6TX

Guide Price £325,000 - £335,000

OFFERED TO THE OPEN MARKET WITH NO CHAIN & IMMEDIATE POSSESSION!

Deceptively spacious 3/4 BEDROOM DETACHED CHALET BUNGALOW which is situated on a good sized garden plot, ample car parking to the driveway and detached rear garage. situated in one of Wingerworth's most desirable locations, with a semi rural setting and being extremely well placed for local shops, reputable schooling and amenities in Wingerworth Village. Ideally positioned for major transport links into the Town Centre and on the edge of the Peak District.

Internally the accommodation is in need of a full scheme of refurbishment and currently benefits from gas central heating with a Combi boiler (new in 2014 & serviced 12/12/2025) some uPVC/some part wood framed double glazed windows. Comprises of on the ground floor:- spacious entrance hall, front second reception room/bedroom 4, family reception room with stairs to first floor, rear double bedroom, dining kitchen, utility and bathroom with 3 piece suite. To the first floor two converted loft bedrooms with excellent storage to the eaves and cloakroom with 2 piece suite on the landing.

Front low boundary wall with mature lawned gardens. Side driveway provides ample car parking spaces and leads to the rear garage.

Good sized enclosed rear gardens with substantial boundaries. Lawns with side borders and Magnolia Tree.

Additional Information
Rear Extension in place prior to current ownership
Certification available for loft conversion
Gas Central Heating-Combi Boiler Installed 15/8/2014 serviced 12/12/2025
Some uPVC/Some wood framed sealed unit double glazed windows.
Asbestos in the garage roof.
Gross Internal Floor Area- 130.3 Sq.m/1402.6 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area - Tupton Hall School

Entrance Hall
16'1" x 4'11" (4.90m x 1.50m)
Feature wooden arched entrance door leads into the spacious hallway. Doors lead to the ground floor accommodation.

Reception Room
16'0" x 13'11" (4.88m x 4.24m)
Generous family reception room with front aspect bay window. Feature fireplace with Oak surround and space for a wood burner. Staircase to the first floor accommodation.

Second Reception Room/Bed 4
13'10" x 12'0" (4.22m x 3.66m)
A versatile front aspect bay fronted room which could also be used for dining room or additional ground floor bedroom if required.

Rear Double Bedroom Three
12'0" x 10'4" (3.66m x 3.15m)
Spacious double bedroom with rear(timber framed) aspect window overlooking the rear gardens.

Dining Kitchen
12'6" x 12'0" (3.81m x 3.66m)
Comprising of base and wall units with worktops over and double inset stainless steel sink. . Integrated oven and gas hob. Side aspect window.

Utility Room
12'6" x 5'5" (3.81m x 1.65m)
Ideal wall mounted Combi boiler (serviced 12/12/2025. Space for washing machine and tumble dryer. Pine panelled ceiling and rear door. Stainless steel sink.

Family Bathroom
10'4" x 7'11" (3.15m x 2.41m)
Comprising of a 3 piece suite which includes a bath with electric shower above, vanity cupboard with wash hand basin and low flush WC.

First Floor Landing
8'2" x 5'0" (2.49m x 1.52m)
Useful fitted wardrobes (one single and one double) with additional eaves storage with lighting.

Double Bedroom Two
12'0" x 10'11" (3.66m x 3.33m)
Spacious double bedroom with access to excellent storage space in the eaves. Velux window.

Double Bedroom One
12'6" x 10'11" (3.81m x 3.33m)
Spacious double bedroom with excellent eaves storage space. Velux window.

Cloakroom/WC
7'2" x 4'7" (2.18m x 1.40m)
Comprising of a 2 piece suite which includes a pedestal wash hand basin and low level WC.

Detached Garage
16'7" x 8'1" (5.05m x 2.46m)
There is some asbestos to the garage roof.

Outside
Front low boundary wall with mature lawned gardens. Side driveway provides ample car parking spaces and leads to the rear garage.

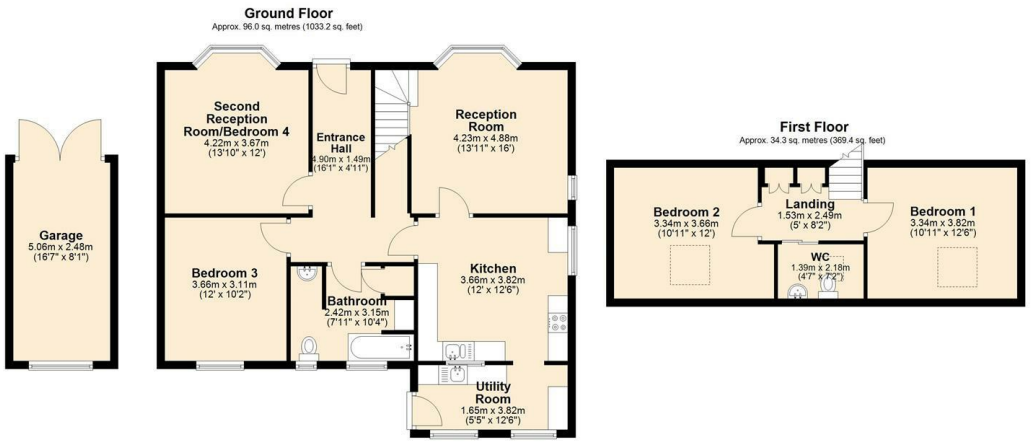
Good sized enclosed rear gardens with substantial boundaries. Lawns with side borders and Magnolia Tree.

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.

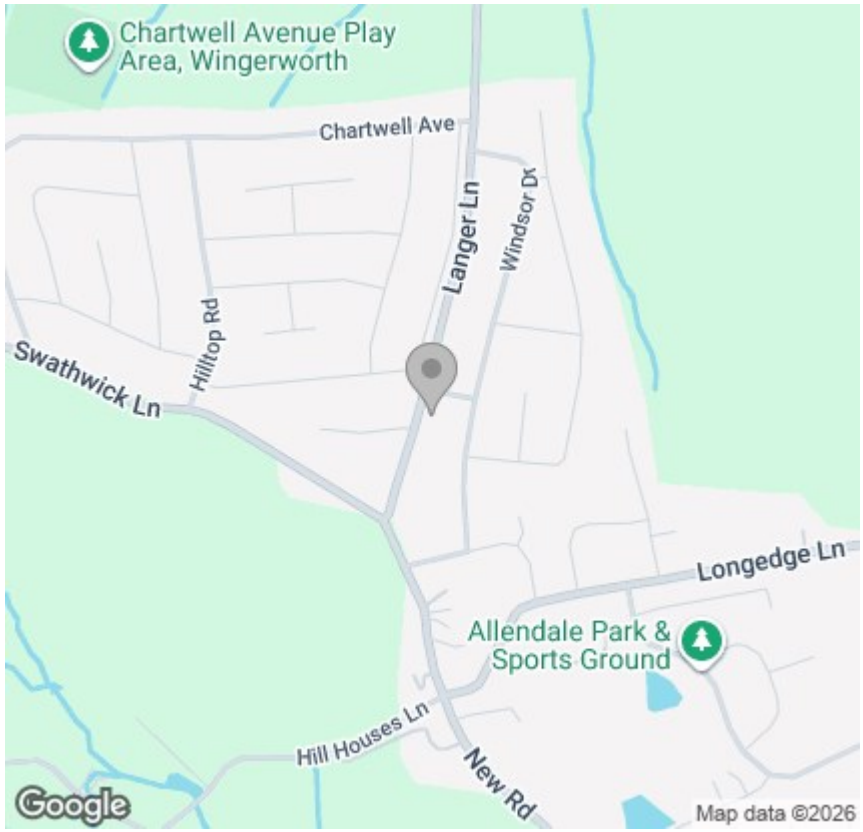
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 130.3 sq. metres (1402.6 sq. feet)

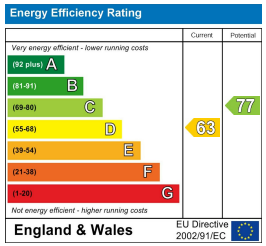
Area Map

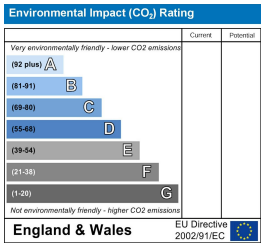


Viewing

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





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.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

RICS