



199 Spital Lane,  
Spital, S41 0HP

£159,950

W  
WILKINS VARDY

# £159,950

DORMER BUNGALOW WITH GOOD SIZED SOUTH FACING GARDEN BACKING ONTO PADDOCKS

This two double bedroomed semi detached dormer bungalow offers 947 sq.ft. of well ordered accommodation, including bedrooms at ground and first floor level, and a generous living room and conservatory overlooking a good sized south facing garden which backs onto paddocks and Spital Brook.

The property is conveniently situated close to the various amenities in Spital and is well placed for routes into the Town Centre and towards the M1 Motorway.

- Dormer Bungalow
- Brick/uPVC Conservatory
- Two Double Bedrooms
- NO CHAIN
- Single Garage & Off Street Parking
- Generous Living Room
- Bathroom
- Good Sized Plot
- EPC Rating: D

## General

Gas central heating (Main Combi Boiler)  
uPVC double glazed windows and doors  
Gross internal floor area - 88.0 sq.m./947 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Hasland Hall Community School

A uPVC double glazed door opens into an ...

## Entrance Porch

Having a tiled floor. A further door opens into the ...

## Entrance Hall

Having two built-in cupboards, one of which houses the gas combi boiler.

## Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, pedestal wash hand basin and low flush WC.  
Laminate flooring.

## Living/Dining Room

18'11 x 14'1 (5.77m x 4.29m)  
A generous rear facing reception room having a feature stone fireplace with marble hearth and fitted gas fire (which has been disconnected).  
French doors open into the ...

## Brick/uPVC Double Glazed Conservatory

A lovely conservatory enjoying views over the rear garden and having a door giving access to the rear of the property.

## Kitchen

10'3 x 9'8 (3.12m x 2.95m)  
Being part tiled and fitted with a range of dark oak wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated electric oven, grill and 4-ring gas hob with concealed extractor over.  
Space and plumbing is provided for an automatic washing machine and slimline dishwasher, and there is space for an under counter fridge and freezer.  
Vinyl flooring.

## Inner Hall

Having a built-in under stair store cupboard and staircase rising to the First Floor accommodation.

## Bedroom One

12'6 x 9'4 (3.81m x 2.84m)  
A rear facing double bedroom having a range of fitted bedroom furniture to include wardrobes and drawer units.

## On the First Floor

### Landing

Having two built-in storage cupboards and eaves access.

### Bedroom Two

14'2 x 8'3 (4.32m x 2.51m)  
A double bedroom with gable end window and a built-in storage cupboard.

### Outside

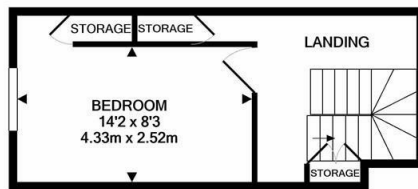
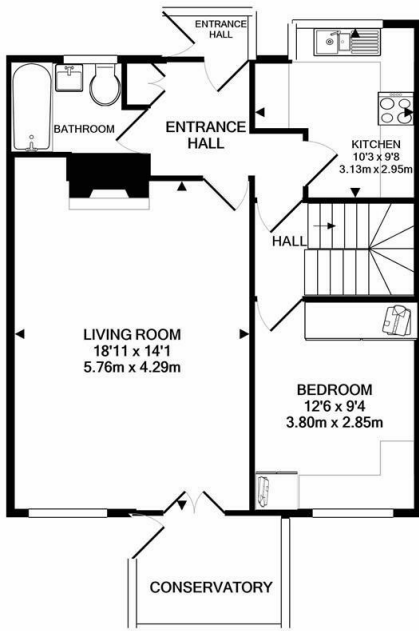
Double gates to the front of the property open onto a block paved drive providing ample off street parking, and leading to an attached single garage with electric roller door. There is also a walled lawned garden.

To the rear of the property a set of steps lead down onto a paved patio, beyond which is a lawned garden with hedging.









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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>60</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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RICS

Relocation agent network

#### VIEWINGS

All viewings are to be arranged through the agent.

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, kitchen appliances, plumbing installations, and electrical 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.

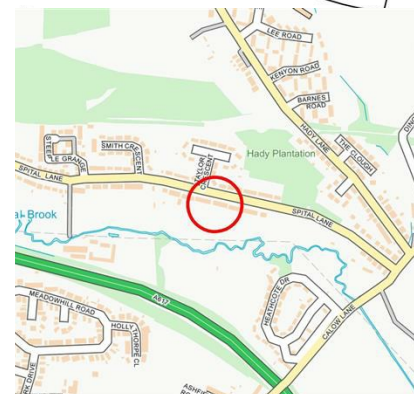
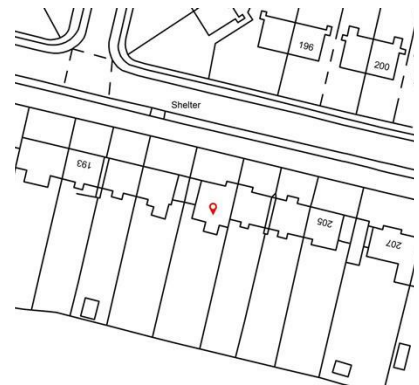
#### SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Hasland Hall Community School 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 ensure satisfaction of their entry criteria.

#### Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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