



10 lans Way,  
Chesterfield S40 4PY

£219,950



WILKINS VARDY

# £219,950

FANTASTIC TWO DOUBLE BEDROOMED DETACHED BUNGALOW WITH GOOD SIZED MATURE WEST FACING GARDEN

This beautifully presented two double bedroomed detached bungalow offers well appointed accommodation which includes a delightful bay fronted living room and two good sized bedrooms, whilst also benefitting from a generous plot with ample off street parking and a good sized enclosed rear garden.

The property is located in this desirable residential area, close to shops and parks in Loundsley Green and well placed for transport links into the Town Centre.

- Detached Bungalow
- Kitchen
- Bathroom/WC
- Enclosed Rear Garden
- EPC Rating: D
- Bay Fronted Living Room
- Two Double Bedrooms
- Off Street Parking
- NO CHAIN

## General

Gas central heating  
uPVC double glazed windows and doors  
Gross internal floor area - 64.6 sq.m./695 sq.ft.  
Council Tax Band - C  
Secondary School Catchment Area - Outwood Academy Newbold

A uPVC double glazed entrance door opens into the ...

## Entrance Hall

Having two built-in cupboards.

## Living Room

13'0 x 12'0 (3.96m x 3.66m)

A good sized bay fronted reception room having a feature fireplace with painted fire surround, marble inset, hearth and fitted living flame coal effect gas fire.

## Kitchen

11'6 x 9'11 (3.51m x 3.02m)

Being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for an automatic washing machine, and there is space for a slot-in cooker and a fridge/freezer.  
There is a door to a useful pantry.  
Vinyl flooring.  
A uPVC double glazed door opens onto the rear of the property.

## Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and low flush WC.  
The loft access hatch is sited in this room.  
Tiled floor.

## Bedroom Two

12'0 x 10'6 (3.66m x 3.20m)

A rear facing double bedroom.

## Bedroom One

13'5 x 11'6 (4.09m x 3.51m)

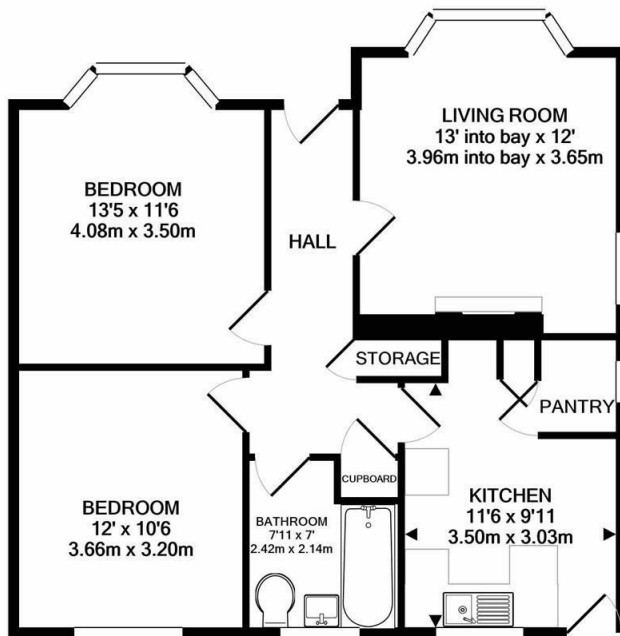
A good sized bay fronted double bedroom, currently used as a dining room.

## Outside

To the front of the property there is a low maintenance pebbled garden with mature shrub, alongside a tarmac driveway providing off street parking.

Double wooden gates gives access to the enclosed rear garden which comprises of a hardstanding area with summerhouse, paved patio and lawn with shrubs and two further garden sheds.





TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>65</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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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



#### 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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

Whilst the property is understood to be in the Outwood Academy Newbold 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 Consultant.



**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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