

SOLD

subject to contract



123 Spital Lane, Spital, Chesterfield, S41 0HL

- POPULAR LOCATION CLOSE TO TRAIN STATION
- ACCESS TO M1 & LOCAL AMENITIES
- SOUTH FACING REAR GARDEN
- CLOSE TO GOOD SCHOOLS & TOWN CENTRE
- THREE BEDROOM SEMI
- IDEAL FAMILY HOME

Offers In The Region Of £220,000

HUNTERS®

HERE TO GET *you* THERE

Tastefully decorated throughout, this property is a fantastic opportunity for those seeking a move-in ready home with a combination of comfort, style, and an enviable location. Nestled on a south-facing plot and backing onto fields, this charming property offers the perfect balance of peaceful living and convenience.

The beautifully landscaped garden is designed for low maintenance, featuring a lawn, two decked areas, a patio, and a shed with electric and lighting, perfect for use as a workshop or extra storage space. There is driveway parking and a neatly kept front garden.

Located in an ideal spot for access to both Chesterfield Town Centre and local village amenities, this home benefits from a great school catchment area, making it perfect for families.

The property boasts a spacious entrance hall with an understairs store housing the combi boiler (newly installed in November 2023). The ground floor features a well-proportioned lounge, a separate dining room, a modern kitchen, and a utility porch to the side of the house, offering additional space and practicality. A downstairs bathroom with a shower over completes the layout. Upstairs, there are three good-sized bedrooms, one of which includes a fitted storage cupboard.

The landing provides access to a fully boarded loft with lighting – ideal for additional storage.

The current owners had planning permission conditionally permitted for a two storey extension on the side elevation. For further information please visit Chesterfield Planning Portal using REF: CHE/22/00328/FUL

FREEHOLD | COUNCIL TAX BAND B

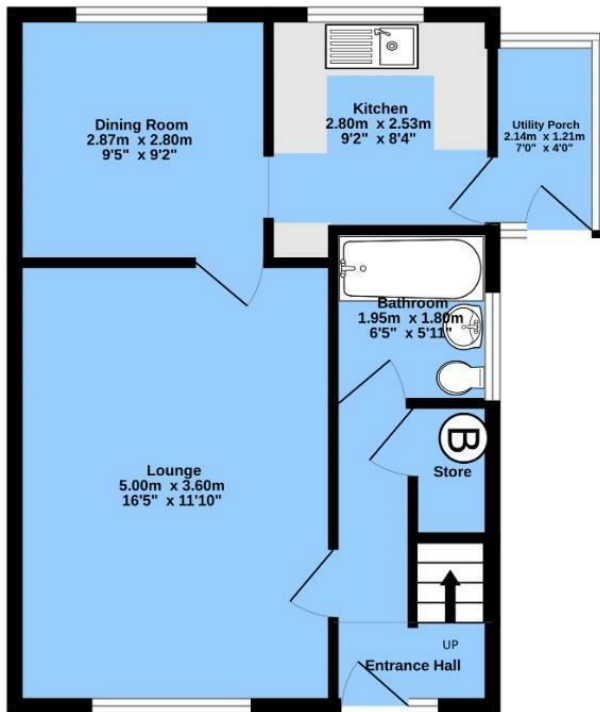
VIEWINGS BY APPOINTMENT ONLY – CALL TO BOOK YOURS NOW!

Please note: this property is being sold by a staff member of Hunters, Chesterfield.

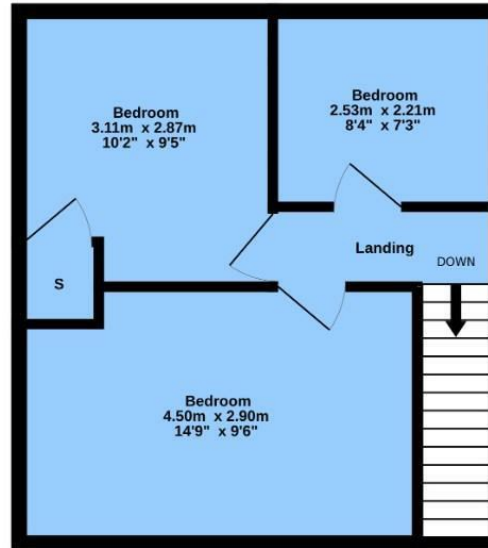




GROUND FLOOR
44.7 sq.m. (481 sq.ft.) approx.



1ST FLOOR
32.4 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA: 77.1 sq.m. (830 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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