

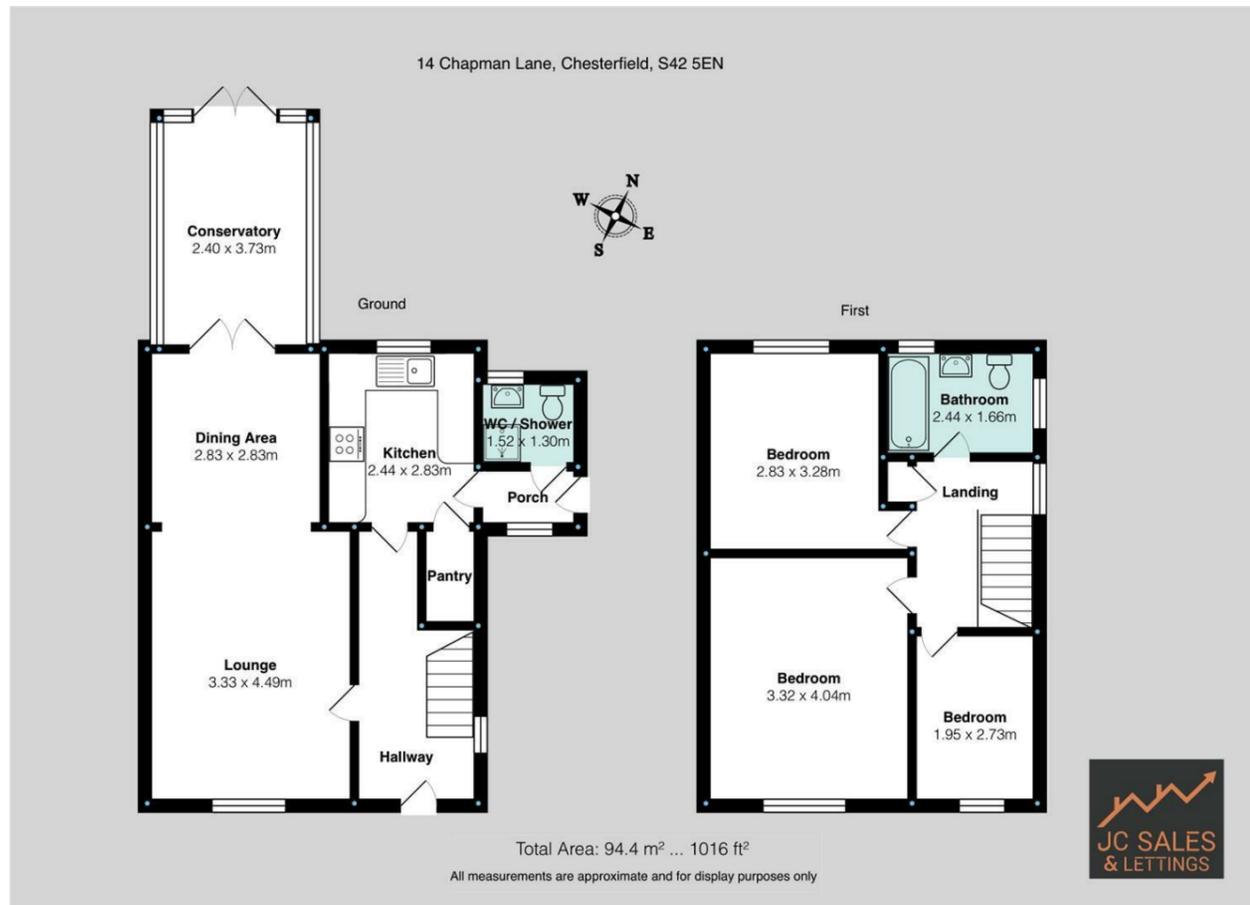


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings
Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

Vendors Comments

We have loved living in our detached home, its been great to know that we wouldn't be disturbing anyone with our newborn when we first moved in. Whilst living here we firstly renovated the rear southfacing garden to a friendly family/child safe garden and patio area. We have spent some great times out there enjoying the sunshine with our little ones and friends and family have enjoyed bbqs and summer nights together. Our home has given us the space we needed to bring up a young family, plenty of room for toys and playing as well as quiet reading corners for us grown ups. Christmas and Birthdays have been great times here, with lots of space for gatherings and get together's. Our bedrooms have been a haven for us with the children each having their own space to enjoy and the parents having a stylish comfortable bedroom to retreat to at the end of the day. With having a big family the extra bathroom has been of great benefit to us. Our turnaround on changing the front lawn into driveway space with a dropped kerb has been most beneficial to us being a two car family, it means we can safely load our children in and out of the car. If we could pick this house up and move it to the village we dream of living in then we wouldn't be moving, we hope the next residents are as happy as we have been here.



JC SALES & LETTINGS

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14 Chapman Lane, Grassmoor, Chesterfield, S42 5EN

Guide price £200,000

- Three bed detached
- Off road parking
- Storage throughout
- Fantastic transport links
- Workshop in the garden
- Conservatory to the rear
- Enclosed rear garden with Indian sandstone patio
- Within close proximity to Grassmoor country park
- Dual aspect living space
- Downstairs Shower Room / WC

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** GUIDE PRICE £200,000 - £210,000 **

Set back from the road is this well proportioned THREE BEDROOM DETACHED home. The property is situated in the popular village location of Grassmoor which offers fantastic transport links for Chesterfield, Clay Cross and the M1 GATEWAY. Driveway with OFF ROAD parking for four cars and an attractive REAR GARDEN makes this an ideal buy for a first time buyer or those looking for the extra space.

The property also benefits from a DOWNSTAIRS SHOWER ROOM, a workshop and CONSERVATORY.

The property briefly comprises of a light and airy hallway, Lounge diner, Conservatory, Kitchen and downstairs Shower Room/ WC. To the first floor there are three bedrooms and a family bathroom. AMPLE STORAGE THROUGHOUT.



Council Tax Band: B

