



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



20 Ling Road, Chesterfield, S40 3HS

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A three bedroomed semi-detached family home well-positioned in Walton, Chesterfield with off road parking, garage and delightful rear garden. This beautifully presented home has accommodation arranged over two floors and has been superbly refurbished throughout.

A composite front door opens to the entrance hall with side facing window and Amtico flooring running through the hallway into the dining kitchen. To the right is a front facing sitting room with bay window and pleasant outlook across the garden. The focal point of the room is provided by an electric flame effect stove. Accessed off the hallway is a downstairs cloakroom, WC and washbasin.

To the rear of the property is a spacious dining kitchen with Amtico flooring and space for a large family sized table and chairs. A side composite door provides access to the driveway and floor to ceiling sliding doors provide excellent natural light and opens to the garden. The Kitchen features a range of Shaker style units with quartz worktops incorporating a four burner induction hob with extractor over and Zanussi double oven. The kitchen features a fitted dishwasher, fridge/freezer and further units with solid wood worktops. A sink and drainer is set beneath a rear facing window with full view of the garden and a panelled door provides access to a utility cupboard housing the washing machine and combi-boiler.

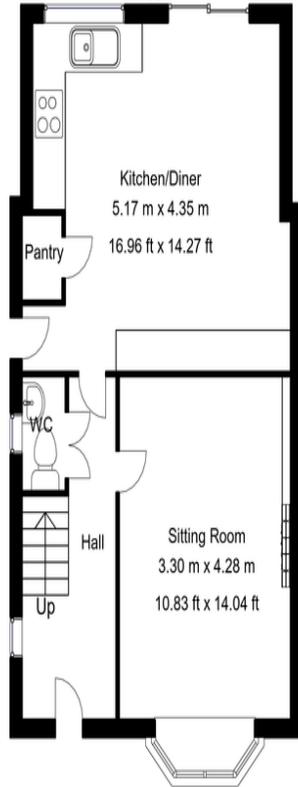
From the entrance hall stairs rise to the first floor landing with side facing window and access to all rooms. Bedroom one is a spacious double bedroom with rear facing view and pleasant aspect across the garden. Bedroom two is a front facing bedroom with fitted wardrobes and bay window. Bedroom three is a single room ideal as an office or nursery. The family bathroom comprises of white suite consisting of bath with chrome shower attachment, low flush WC, wall mounted wash basin, tiling to the floor and a chrome heated towel rail.

Outside, to the front of the property a driveway provides off road parking for one vehicle leading to the single garage to the side of the property. The front garden is predominantly laid to lawn. To the rear of the property is a fully enclosed garden laid to lawn with floral borders.

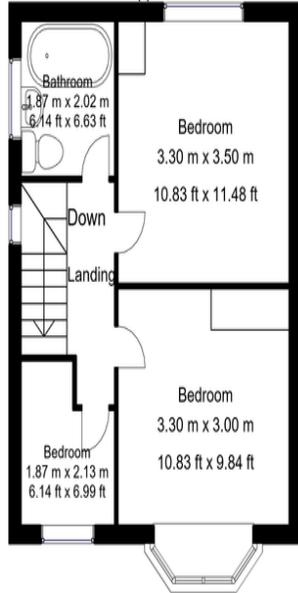




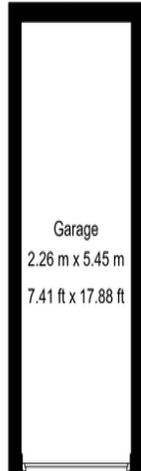
Ground Floor
47 sq.m/503.55 sq.ft
Approx.



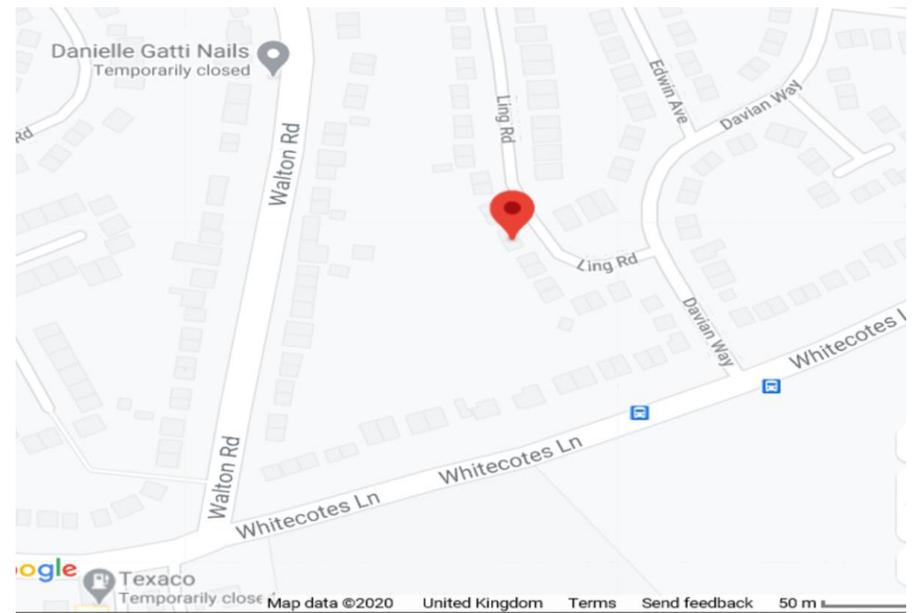
First Floor
35 sq.m/378.85 sq.ft
Approx.



Outbuilding
14 sq.m/151.36 sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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