

bothams¹⁸⁷¹



308 Langer Lane

Wingerworth, Chesterfield, S42 6UB

Offers In The Region Of £260,000



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A beautifully presented detached bungalow in this highly sought after village location - available with no upward chain, a viewing is essential to appreciate the accommodation on offer.

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The beautifully presented two bedroom detached bungalow is situated in the highly desirable village of Wingerworth, providing well-proportioned and flexible accommodation throughout.

The property offers an excellent opportunity to create your ideal home, with the opportunity to extend or convert the loft space for additional accommodation if desired or required, subject to obtaining the necessary consents.

Available with no upward chain, a viewing is essential to appreciate the accommodation on offer.

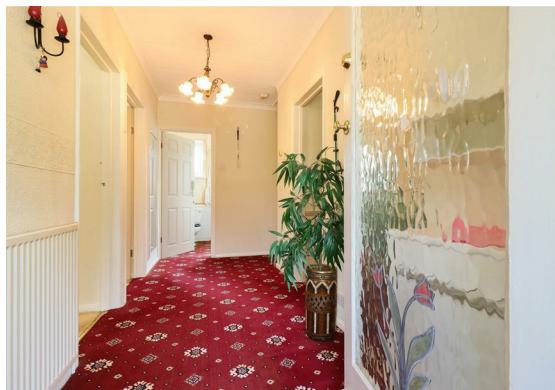
The Accommodation

The property is entered via a uPVC entrance door into an inner porch, which continues into the spacious hallway that provides a welcoming reception to the property.

Off the hallway to the left hand side is the sleeping accommodation comprising of two large double bedrooms both with fitted storage solutions, one to the front aspect and one to the rear.

Adjacent to the bedrooms is the combined shower room and WC, fitted with a large walk-in quadrant shower, white WC and complementary wash basin.

To the right hand side of the property is the living accommodation, with a spacious bay windowed sitting room to the frontage, and a good sized dining kitchen to the rear.





Outside

The property is set well back from Langer Lane behind a low level wall with attractive ironwork to the top, and a gated access to the driveway.

To the front of the property is an attractive and low maintenance front garden, predominantly laid to ornamental stone chippings with paved pathways, with a well stocked and established raised bed to the frontage.

The driveway continues to the side of the bungalow, with a covered car port providing sheltered access to the side door, the single garage and secure access to the rear garden beyond.



To the rear of the property is a very well-proportioned secure garden that has been beautifully landscaped with low maintenance in mind. There is a large paved patio directly to the rear of the bungalow, beyond which is the main garden area which has been laid with ornamental stone chippings, interspersed with established planting and trees to create a tranquil retreat to relax in, or enjoy with family.

Material Information

The property is of conventional construction.

Generally uPVC double glazed window units.

The property is connected to mains water, drainage, gas and electricity services as far as we are aware.

Central heating and hot water is provided by way of a Viessmann Vitodens 100-W WB1B combination boiler.

House gross internal floor area – 75.6 sq.m./ 814 sq.ft. approx.

Garage gross internal floor area – 13.5 sq.m./ 146 sq.ft. approx.

Council Tax Band – C – North East Derbyshire District Council.

Tenure – We understand the property to be freehold under Title Reference DY246325.

Parking – there is a driveway providing parking, with a detached garage to the rear.

EPC Rating – TBC.



Floor Plan



Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ
Tel: 01246 233121 Email: enquiries@bothams.co.uk <https://www.bothams.co.uk/>

Area Map



Energy Efficiency Graph

