Lodge Cottage, 2 Somersall Lane,
Somersall, S40 3LA

OFFERS IN THE REGION OF

£269,950

WILKINS VARDY

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GRADE II LISTED PERIOD PROPERTY - TWO BEDS - TWO BATHS - POPULAR LOCATION - NO CHAIN

Offered for sale with no chain and occupying a corner plot is this Grade II Listed detached former gate house. Offering 724 sq.ft. of characterful and well proportioned living space that is both practical and inviting and comprises of a triple aspect living room, a dual aspect kitchen/diner, two double bedrooms, both with fitted storage and two bathrooms. The property is surrounded by enclosed lawned gardens and benefits from off street parking.

Whether you're a first-time buyer, downsizer, or simply looking for a change of scenery, this bungalow presents a wonderful opportunity to create a cosy and comfortable home.

Somersall Lane is a highly desirable address, with Somersall Park a short distance and Brookfield School nearby. There are also excellent transport routes into Chesterfield and towards the Peak District.

- Character Grade II Listed Detached Former Gate House on Corner Plot
- Good Sized Triple Aspect Reception Room
- En Suite Shower Room & 'Jack' & 'Jill' Bathroom
- Lawned Gardens surround the Property
- NO CHAIN
- Two Double Bedrooms, both with Fitted Storage
- Dual Aspect Kitchen/Diner
- Block Paved Drive providing Off Street Parking
- Sought After Location & within Brookfield School Catchment

General
Gas central heating (Imini C30 Combi Boiler)
Single glazed windows
Gross internal floor area - 67.2 sq.m./724 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

A wooden front entrance door opens into an ..

Entrance Hall
Having a built-in store cupboard.

Kitchen/Diner
18'8 x 8'10 (5.69m x 2.69m)
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.
Belfast sink.
Space and plumbing is provided for a washing machine, and there is also space for a fridge and a freestanding cooker with fitted extractor hood over.
Feature tiled fireplace with wood surround.
Tiled floor.
An open archway leads through into the ...

Living Room
18'8 x 11'1 (5.69m x 3.38m)
A good sized triple aspect room having tiled flooring, original beams and a feature fireplace with a fitted fire.
A wooden door gives access onto the front of the property.

Bedroom Two
10'10 x 10'9 (3.30m x 3.28m)
A double bedroom having built-in wardrobes with sliding doors. A door from here gives access into the bathroom.

Bathroom
Accessed from the entrance hall and bedroom 2. Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.
White heated towel rail.
Tiled floor.

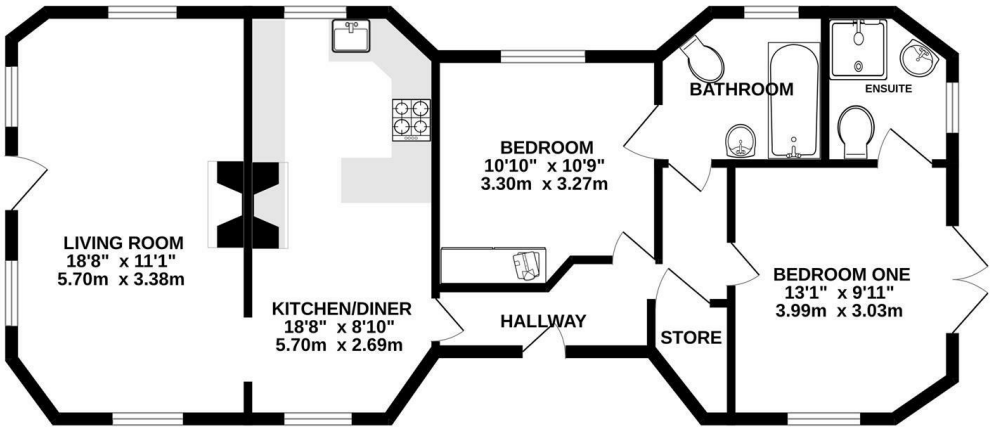
Bedroom One
13'1 x 9'11 (3.99m x 3.02m)
A good sized dual aspect double bedroom having a range of fitted wardrobes, and French doors overlooking and opening onto the rear patio.
A door gives access into an ...

En Suite Shower Room
Being fully tiled and having a shower area with an electric shower, wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Outside
The property sits on a corner plot surrounded by lawned gardens with hedging. There is a raised paved patio, brick built outhouse and a garden shed..

A block paved driveway provides off street parking.

GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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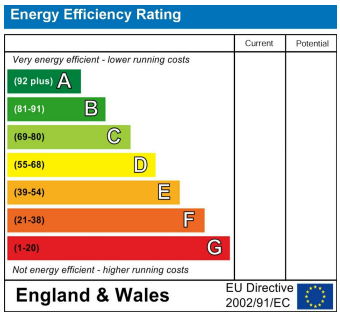

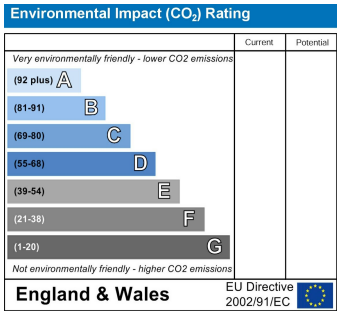

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VIEWINGS

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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with 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 Brookfield Community School 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 Consultants.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk