



246 Lockoford Lane,
Tapton, S41 0TQ

OFFERS IN THE REGION OF

£350,000

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WILKINS VARDY

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£350,000

DETACHED BUNGALOW - GENEROUS CORNER PLOT - NO UPWARD CHAIN

Occupying a generous corner plot and offered for sale with no upward chain is this delightful detached bungalow, which offers 885 sq.ft. of well proportioned and neutrally presented accommodation. The property benefits from a good sized bay fronted living room that provides a warm and inviting atmosphere, and a dual aspect dining kitchen with French doors opening onto the rear garden. There are three bedrooms, one of which is currently utilised as an office and a well appointed shower room. One of the standout features of this bungalow is the generous parking provision.

Located in a popular residential area, the property is just a short distance from Tapton Park, and readily accessible for the Train Station, Chesterfield Town Centre and the M1 Motorway.

- Detached Bungalow on Generous Corner Plot
- Dining Kitchen with French doors opening onto the Rear Patio
- Good Sized Bay Fronted Living Room
- Three Bedrooms
- Shower Room/WC
- Ample Off Street Parking/Caravan Standing Space
- Mature Gardens to the Front and Rear
- Convenient Location
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Vaillant Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm and CCTV installed
Gross internal floor area - 82.3 sq.m./885 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

A uPVC double glazed front entrance door with matching side panel opens into an ...

Entrance Hall

Fitted with Karndean flooring and having a built-in storage cupboard.

Living Room

19'0 x 10'11 (5.79m x 3.33m)
A good sized bay fronted reception room, having a feature fireplace with wood surround, marble hearth and an inset living flame coal effect gas fire (which has been capped off).

Dining Kitchen

19'0 x 10'0 (5.79m x 3.05m)
A dual aspect room, being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces and upstands. Inset single drainer stainless steel sink with mixer tap. Integrated appliances to include a slimline dishwasher and a fridge/freezer. Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker having a fitted extractor hood over. Kardean flooring and downlighting. uPVC double glazed French doors overlook and open onto a rear patio.

Bedroom One

13'5 x 11'11 (4.09m x 3.63m)
A good sized front facing double bedroom, having a range of fitted wardrobes and drawer unit.

Bedroom Two

10'11 x 10'1 (3.33m x 3.07m)
A good sized rear facing double bedroom.

Bedroom Three/Study

10'4 x 6'11 (3.15m x 2.11m)
A side facing single bedroom, fitted with Karndean flooring, and currently used as a study.

Shower Room

Being part tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, semi recessed wash hand basin with storage

below, and a concealed cistern WC.
Chrome heated towel rail.
Vinyl flooring.

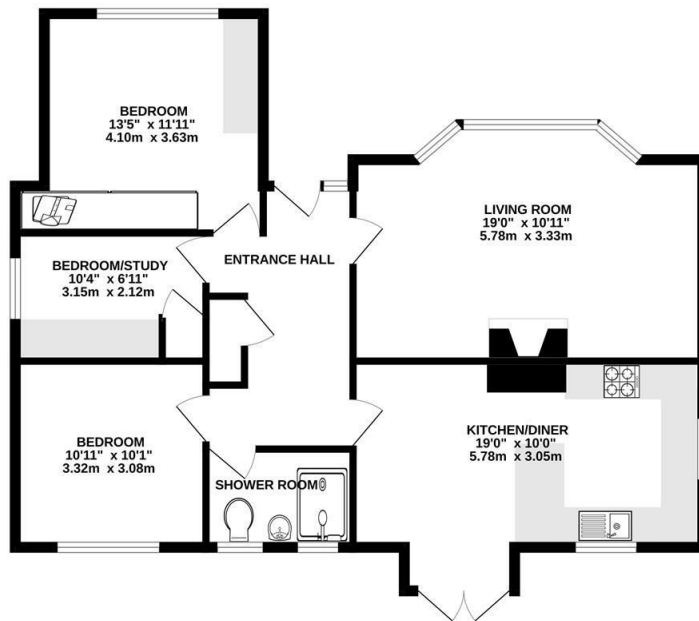
Outside

The property stands on a generous corner plot, having a concrete driveway providing ample off street parking/caravan standing space. There is also a good sized lawned garden with a garden pond and boundary hedging.

Paths to either side of the property give access to the enclosed rear garden, which comprises of a lawn with mature planted bed, a paved patio and concrete hardstanding area suitable as a second seating area. There is also a garden shed and a summerhouse.



GROUND FLOOR 885 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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.
Made with Homestyler 12/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		66
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



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, kitchen appliances, 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.

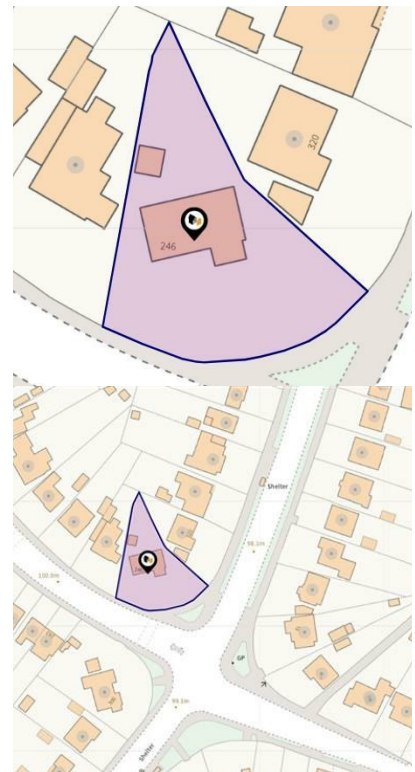
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green 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.



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