



274 Spital Lane,
Spital, S41 0HS

£250,000

W
WILKINS VARDY

£250,000

DETACHED BUNGALOW OVERLOOKING FIELDS TO REAR - TWO DOUBLE BEDROOMS - ATTACHED GARAGE - NO CHAIN

This detached bungalow offers an excellent opportunity for buyers looking to put their own stamp on a well proportioned home, requiring only cosmetic improvement. The accommodation comprises a generous living room, a fitted kitchen with integrated cooking appliances, two good sized double bedrooms, and a shower room/WC.

Externally, the property benefits from an attached single garage, driveway parking, and attractive gardens to both the front and rear, with the rear garden designed for low maintenance enjoyment. Enjoying open views across fields to the rear, the property occupies a pleasant setting and is offered for sale with no upward chain, ensuring a straightforward purchase.

- WELL PRESENTED DETACHED BUNGALOW WITH VIEWS TO REAR OVER OPEN FIELDS
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- SHOWER ROOM/WC
- ATTRACTIVE GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- GENEROUS LIVING ROOM
- TWO GOOD SIZED DOUBLE BEDROOMS
- ATTACHED GARAGE & DRIVEWAY PARKING
- REQUIRES SOME COSMETIC IMPROVEMENT
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 68.2 sq.m./734 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Hasland Hall Community School

uPVC double glazed French doors open into a ...

Entrance Porch

With a door opening to the ...

Entrance Hall

Having a fitted storage cupboard.

Living Room

14'5 x 13'6 (4.39m x 4.11m)
A spacious front facing reception room having a feature stone fireplace with inset coal effect electric fire. The fireplace extending to the sides to provide TV/display standing.

Shower Room

11'5 x 7'2 (3.48m x 2.18m)
Being part tiled and fitted with a 3-piece suite comprising a walk-in shower enclosure with mixer shower, pedestal hand wash basin and a low flush WC.

Kitchen

12'10 x 8'8 (3.91m x 2.64m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and hob with extractor canopy over.
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge.
A door gives access to a ...

Rear Entrance Hall

Having a door to a built-in store room which houses the gas boiler and also has space for a tumble dryer. A uPVC door gives access onto the rear of the property.

Bedroom Two

12'0 x 11'1 (3.66m x 3.38m)
A good sized rear facing double bedroom.

Bedroom One

12'2 x 11'5 (3.71m x 3.48m)
A good sized front facing double bedroom.

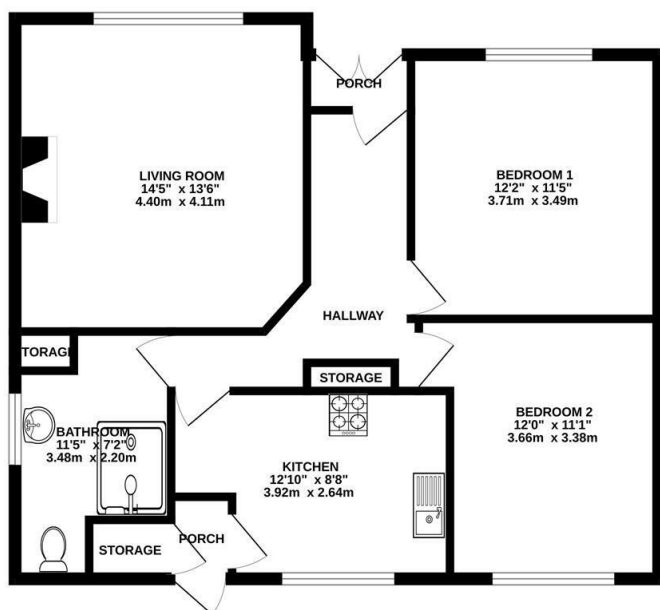
Outside

Double gates to the front of the property open onto a driveway which provides off street parking and leads to an Attached Single Garage. There is a lawned garden with borders of mature plants and shrubs.

To the rear of the property there is an enclosed low maintenance garden comprising of an artificial lawn and paved patio with raised planted borders. There are also two brick built outbuildings.



GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors, omissions or misstatements. 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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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	

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Hasland Hall 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 Consultant.



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