



40 Malthouse Lane, Ashover, Chesterfield, S45 0AL

Saxton Mee

40 Malthouse Lane

Ashover

Price Guide

£280,000

Guide Price £280,000 - £290,000

An excellent opportunity for a family to acquire a superbly presented three bedroomed semi detached house within this highly sought after village which offers thoughtfully extended accommodation.

Most conveniently situated close to the heart of this thriving community which offers a great range of amenities and facilities including renowned primary school. The property enjoys impressive views at the rear across to Ashover Rock and benefits from gas fired central heating, uPVC double glazing along with a log burner in the living room. The accommodation briefly comprises of an excellent utility which forms part of the extension which opens into a superb open plan extended dining kitchen which has recently been fitted out, inner hall, good sized living room with bay window, nicely fitted family bathroom, front hallway with understairs cupboard. First floor landing approached via a staircase which rises from the inner hall, excellent master bedroom, good second double bedroom and large single bedroom.

Outside : most useful stores, attractive gardens with relatively level lawns and sitting out area.



- Superb affordable family home
- Close to the heart of this sought after village
- Recently extended to the side
- Impressive large dining kitchen
- Good size living room with feature log burner
- Three good size bedrooms
- Lovely rear garden
- Views across to Ashover Rock
- Utility/side porch
- EPC: D / Freehold / Council Tax Band: B



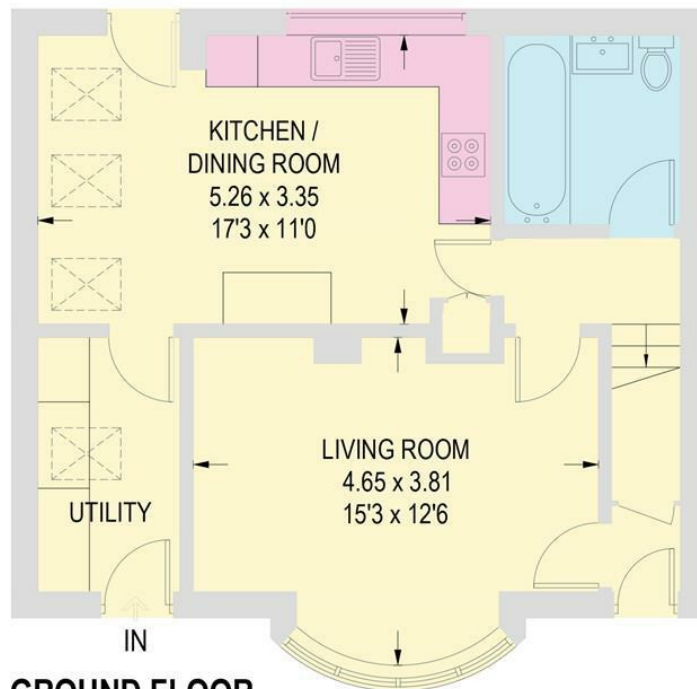


40 MALTHOUSE LANE

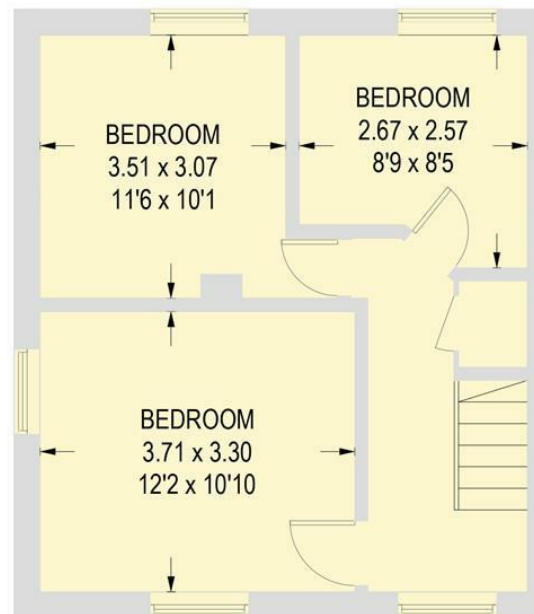
APPROXIMATE GROSS INTERNAL AREA = 86.5 SQ M / 931 SQ FT

STORE = 6.6 SQ M / 71 SQ FT

TOTAL = 93.1 SQ M / 1002 SQ FT



GROUND FLOOR
50.1 SQ M / 539 SQ FT



FIRST FLOOR
36.4 SQ M / 392 SQ FT



Illustration for identification purposes only,
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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