



North Wingfield Road, Grassmoor, Chesterfield, Derbyshire S42 5EW

 2  1  2  EPC  D

£825 Per Month

PINEWOOD



**North Wingfield Road
Grassmoor
Chesterfield
Derbyshire
S42 5EW**



£825 Per Month

**2 bedrooms
1 bathrooms
2 receptions**

- RECENTLY RENOVATED TO A SUPERB STANDARD
- STYLISH MODERN BREAKFAST KITCHEN WITH ISLAND SEATING
- REAR CONSERVATORY/GARDEN ROOM
- THREE DOUBLE BEDROOMS
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER SHAPED BATH
- COUNCIL TAX BAND A - BOND £951
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- SEPARATE LOUNGE WITH BAY WINDOW AND FEATURE FIREPLACE
- ON STREET PARKING ALSO AVAILABLE TO THE FRONT OF THE PROPERTY - REAR OFF ROAD PARKING FOR ONE CAR
- CONVENIENT VILLAGE LOCATION - IDEAL FOR ACCESS TO THE M1 MOTOWAY

****RECENTLY RENOVATED TO A SUPERB STANDARD**TWO RECEPTION ROOMS**THREE DOUBLE BEDROOMS**OFF ROAD PARKING TO REAR FOR ONE CAR****

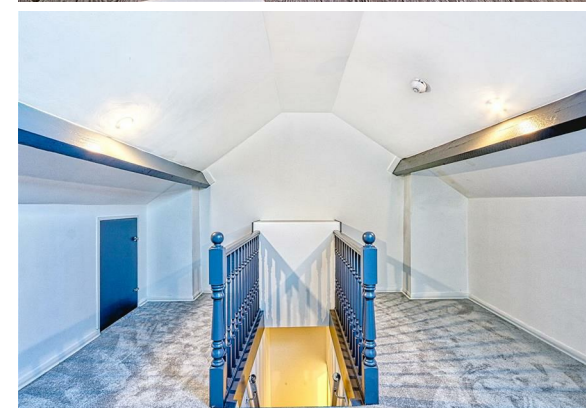
This is a THREE DOUBLE bed SEMI DETACHED property which has undergone extensive renovation works to a very high standard situated in Grassmoor which is only a 10-minute drive from Chesterfield, its excellent transport links into Chesterfield and Clay Cross and reputable local schools, cafes, and shops, make this a popular area with young families, and being ideal for access to the M1 motorway and walks in the Grassmoor Country Park. The property is set over three floor and downstairs comprises of a lounge with bay window and feature fireplace, dining room, conservatory/garden room and stylish breakfast kitchen with island seating, built in oven, hob and extractor, space and plumbing for a washing machine and space for a tall fridge freezer. To the first floor are two double bedrooms and a bathroom with white suite and shower ove shaped bath. To the second floor is the loft/occasion room. To the front the property is set back from the road via a small forecourt and to the rear is a off road parking for one car and gated easily maintained courtyard. uPVC Double Glazing and Gas Central Heating. PETS ARE NEGOTIABLE. - ALL WELCOME TO APPLY

****VIDEO TOUR - TAKE A LOOK AROUND****

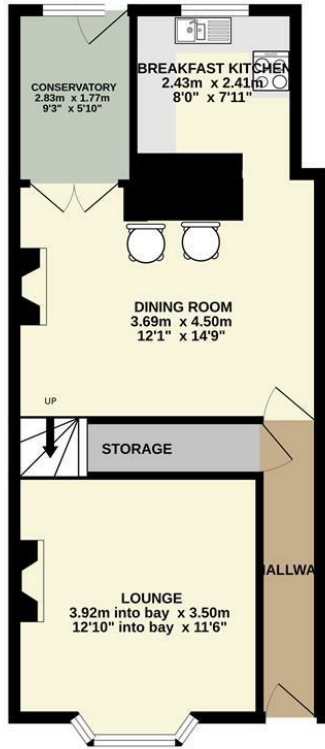
****PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION****

DISCLAIMER

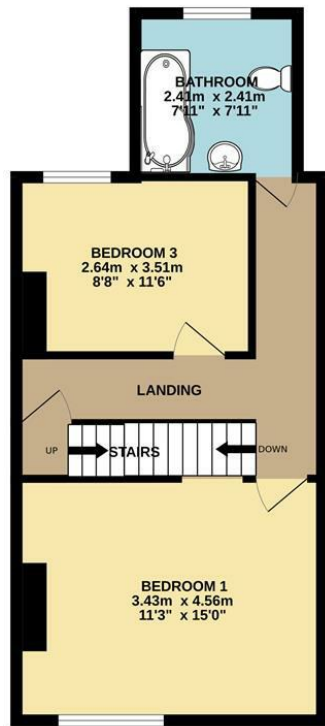
These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.



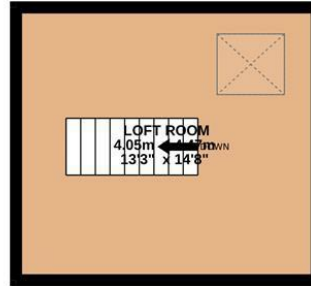
GROUND FLOOR
44.9 sq.m. (484 sq.ft.) approx.



1ST FLOOR
41.5 sq.m. (447 sq.ft.) approx.



2ND FLOOR
18.1 sq.m. (195 sq.ft.) approx.



TOTAL FLOOR AREA : 104.6 sq.m. (1125 sq.ft.) 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(61-80) B		
(69-80) C			(41-60) C		
(55-68) D			(21-40) D		
(39-54) E			(1-20) E		
(21-38) F			(1-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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