



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

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£825 Per Month

PINEWOOD



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



£825 Per Month

**3 bedrooms
1 bathrooms
1 receptions**

- SINGLE GARAGE AND OFF ROAD PARKING FOR TWO CARS TO REAR
- CONSERVATORY TO REAR
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- KITCHEN DINER WITH PANTRY/STORE
- GREY CARPETS AND WHITE DECOR - NEW 2022
- GENEROUS FULLY ENCLOSED GARDEN AND PATIO
- LOCATED IN THE HEART OF THE VILLAGE - MAIN COMMUTER AND BUS ROUTE
- WALKING DISTANCE TO GRSSMOOR COUNTRY PARK
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
- IDEALLY PLACED FOR ACCESS TO M1 MOTORWAY JUNCT 28



****SINGLE DETACHED GARAGE TO REAR WITH TWO OFF ROAD PARKING SPACES**SOME NEW DECOR AND CARPETS in 2022**NEW BATHROOM fitted 2022**Here is a THREE bed end town house located in the heart of the village of Grassmoor, on a bus route and close to all the local village amenities, ideally placed for access to the M1 Motorway. The property is set back from the road with a gravel forecourt to the rear with off road parking spaces for two cars and a single detached garage. This family home downstairs has living room and kitchen diner with pantry/store, oven, hob and extractor and washing machine (if required) To the first floor are two double bedrooms and a single, the modern bathroom has a white three piece suite with shower over bath. to the rear is a fully enclosed garden with patio and lawn. with uPVC Double Glazing and Gas Central Heating (Combi boiler 2 years old) PETS NEGOTIABLE**

****VIRTUAL VIDEO TOUR AVAILABLE - PLEASE TAKE A LOOK AROUND BEFORE YOU APPLY****

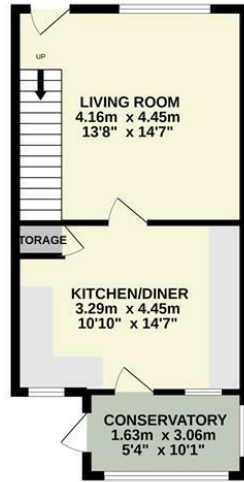
****PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION****

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
50.5 sq.m. (543 sq.ft.) approx.



1ST FLOOR
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA: 83.6 sq.m. (900 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 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(81-91) A
(81-91) B			(81-91) B
(69-80) C	71		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) 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

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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