



**Lincoln Way, North Wingfield, Chesterfield, Derbyshire S42 5RR**

 2  1  1  EPC D

**Guide Price £95,000 to £100,000**

**P I N E W O O D**



**Lincoln Way  
North Wingfield  
Chesterfield  
Derbyshire  
S42 5RR**



**Guide Price £95,000 to £100, 000**

**2 bedrooms  
1 bathroom  
1 reception**

- IDEAL FOR FIRST TIME BUYERS OR INVESTORS ( POSS 6.9% GROSS YIELD)
  - POPULAR VILLAGE RESIDENTIAL ESTATE - CUL DE SAC
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
  - BUILT IN STORAGE TO BEDROOM TWO
- SPACIOUS LOUNGE/DINER WITH FEATURE FIREPLACE - FAR REACHING VIEWS TO CROOKED SPIRE
  - GREAT FOR ACCESS TO M1 MOTORWAY JNCT 29
  - NEUTRAL DECOR AND CARPETS
- UPVC DOUBLE GLAZING AND ELECTRIC HEATING - COUNCIL TAX BAND A
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES - OVEN, HOB AND EXTRACTOR
- ALLOCATED PARKING SPACE IN COMMUNAL CAR PARK TO REAR



**\*\*GUIDE PRICE £95, 000 TO £100, 000\*\***

**\*\*NO CHAIN\*\*IDEAL FOR FIRST TIME BUYERS OR INVESTORS ( poss 8.7% yield)\*\***SECOND FLOOR TWO BED WELL PRESENTED APARTMENT\*\***This is a well presented second floor TWO bed apartment situated close to the M1 MOTORWAY junct 29 on a cul de sac in a popular residential area in the village location of North Wingfield. Close to all the local village amenities, shops, pubs, doctors, schools etc and only a short drive into the towns of Clay Cross, Alfreton, Chesterfield, close to the Five Pits Trail and also on the edge of the Peak District. The property comprises of a modern fitted kitchen with integrated oven, hob and extractor, space/plumbing for a washing machine and a fridge freezer, spacious lounge diner with feature fireplace, two bedrooms, bedroom two is a single and the principal bedroom is a double with space for wardrobes the modern bathroom has a white suite with shower over bath. To the rear is an allocated parking space in the communal car park, with plenty of visitor spaces. With neutral decor and carpets throughout. uPVC Double Glazing and Electric Heating**

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

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION\*\***

**ENTRANCE HALL**

The property is entered into the hallway with intercom system, neutral carpet and decor, storage cupboard and electric heater.

**LOUNGE DINER**

15'0" x 11'10" (4.59 x 3.62)

Spacious lounge diner with large uPVC window facing the front aspect of the property with far reaching views towards the crooked spire in the distance, with electric wall mounted heater, neutral décor and carpet

**KITCHEN**

6'2" x 9'8" (1.89 x 2.96)

Modern kitchen fitted with electric oven with four ring electric hob and extractor above, good range of high gloss wall and base units with tiled surrounds and sill, space/plumbing for a washing machine and fridge freezer, electric heater and uPVC window overlooking the rear aspect. Neutral décor and vinyl flooring.

**BEDROOM TWO**

7'0" x 10'4" (2.14 x 3.15)

Single bedroom that could be used as a study, with rear facing uPVC window and wall mounted electric heater and storage cupboard. Neutral décor and carpet.

**MASTER BEDROOM**

10'2" x 10'9" (3.10 x 3.30)

Large double bedroom with front facing uPVC window and wall mounted electric heater, neutral décor and neutral carpet. Space for wardrobes.

**BATHROOM**

6'2" x 6'4" (1.89 x 1.94)

Modern bathroom fitted with white three piece suite with panelled bath with shower over, low flush w.c and a pedestal hand basin with chrome taps. Wall mounted heated towel rail, uPVC frosted window, painted décor and a tiled effect vinyl flooring.

**OUTSIDE**

To the rear is a communal lawned area with allocated parking in a large off road car park with plenty of visitor spaces.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive 2002/91/EC



**GROUND FLOOR**  
50.8 sq.m. (547 sq.ft.) approx.



TOTAL FLOOR AREA : 50.8 sq.m. (547 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.  
Made with Metropix ©2021

**GENERAL INFORMATION**

Tenure: Leasehold  
EPc rating: D  
uPVC Double Glazing  
Electric Heating  
Council Tax Band: A  
Total Floor Area: 50.8 Sq m / 547.0 Sq ft

**DISCLAIMER**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

**RESERVATION AGREEMENT MAY BE AVAILABLE**

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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

**PINEWOOD**

