



Linden Drive, Hasland, Chesterfield, Derbyshire S41 0NQ

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£220,000

P I N E W O O D



**Linden Drive
Hasland
Chesterfield
Derbyshire
S41 0NQ**



£220,000

**3 bedrooms
1 shower room
1 reception**

- NO CHAIN - FANTASTIC HOME FOR THE GROWING FAMILY
- POPULAR RESIDENTIAL ESTATE IN THE SOUGHT AFTER VILLAGE OF HASLAND
- DRIVEWAY PARKING FOR THREE CARS AND SINGLE DETACHED GARAGE
- SOUTH FACING REAR LANDSCAPED GARDEN WITH PRESSED CONCRETE DRIVEWAY AND PATIO
 - THROUGH LOUNGE DINER WITH FEATURE FIREPLACE
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING AND COUNCIL TAX BAND B
 - MODERN FULLY TILED SHOWER ROOM WITH WHITE SUITE
- EASY ACCESS TO THE M1 MOTORWAY JUNCT 29 AND MAIN COMMUTER ROUTES
- ON A BUS ROUTE - WALKING DISTANCE TO THE AMENITIES OF HASLAND
 - MODERN KITCHEN WITH PANTRY/STORE





NO CHAIN - Welcome to this charming property located on Linden Drive in the sought-after village location of Hasland, Chesterfield, Derbyshire. This delightful home downstairs boasts a spacious through lounge diner, modern kitchen, complete with a pantry/store, which is perfect for whipping up delicious meals and entertaining guests and an entrance hall with under stairs store.

Upstairs sees three cosy bedrooms, and a well-appointed shower room, making it perfect for families or those looking for a peaceful retreat.

Built in the 1960s, this property exudes character and charm while offering modern amenities for comfortable living. The highlight of this home is the south-west facing rear garden, ideal for enjoying sunny afternoons and al-fresco dining with family and friends.

Parking will never be an issue with space for up to three vehicles, along with a convenient driveway and a single detached garage..

With no chain involved, this property is ready and waiting for its new owners to move in and make it their own. Don't miss out on the opportunity to own a piece of paradise in the picturesque village of Hasland. Contact us today to arrange a viewing and make this house your new home! uPVC Double Glazing and Gas Central Heating (New Combi Boiler fitted 2022)

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

****PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!****

ENTRANCE HALL/STAIRS AND LANDING

The property is entered through the uPVC door into the welcoming hallway with useful under stairs storage cupboard and carpet, the stairs rise to the first floor landing with two uPVC windows, built in storage cupboard housing the combi boiler and loft access.

LOUNGE DINER

24'5" x 11'10" (7.45 x 3.61)

The through lounge diner is dual aspect with two uPVC windows, two radiators, stone fireplace with inset electric fire, painted décor with a feature wallpaper to the chimney breast and wooden laminate flooring.

KITCHEN

8'10" x 10'11" (2.71 x 3.33)

The kitchen has a good range of wooden farmhouse style drawers, wall and base units with a complementary laminated worktop with tiled surrounds, incorporating a stainless sink with chrome mixer tap, space and plumbing for a washing machine, space for a slot in cooker, useful pantry, radiator, uPVC box bay window and uPVC door.

SHOWER ROOM

6'11" x 5'1" (2.11 x 1.55)

The fully tiled shower room has a white suite comprising walk in double shower enclosure with glass screen and chrome rain head shower, low flush w.c and a pedestal hand basin with chrome taps, wall mounted chrome towel radiator and uPVC frosted window.

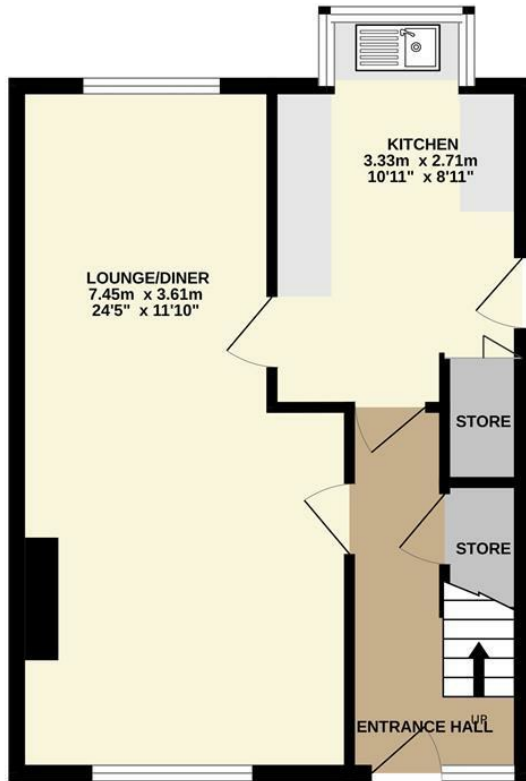
BEDROOM ONE

13'1" x 11'10" (4.01 x 3.63)

This is a double bedroom to the front aspect with carpet, radiator and uPVC window.



GROUND FLOOR
41.5 sq.m. (447 sq.ft.) approx.



1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA : 82.2 sq.m. (885 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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BEDROOM TWO

10'11" x 9'10" .108'3" (3.35 x 3 .33)

This is a double bedroom to the rear aspect with carpet, radiator and uPVC window.

BEDROOM THREE

7'3" x 6'2" (2.23 x 1.88)

This is a single bedroom to the front aspect with carpet, radiator and uPVC window.

SINGLE GARAGE

16'0" x 7'0" (4.90 x 2.14)

This is a single detached garage with up and over door.

OUTSIDE

To the front is a manicured shaped lawn with planted borders, pressed concrete driveway for two cars and this continues to the rear of the property to make the patio area, with lawn, planted borders, shed and a large hedging giving a degree of privacy.

GENERAL INFORMATION

Tenure: Freehold
Energy Performance Rating: TBC
Total Floor Area:
Gas Central Heating: New Combi Boiler Fitted 2022
uPVC Double Glazing
Loft: Fully Boarding and Lighting

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavor 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.

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