

Linnet House, Lifestyle Village, High Street, Old Whittington, Chesterfield, Derbyshire S41 9LQ

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£120,000

P I N E W O O D



**Linnet House
Lifestyle Village
High Street
Old Whittington
Chesterfield
Derbyshire
S41 9LQ**

£120,000

**1 double bedroom
1 shower room
1 reception**

- Rear Outdoor Space with Lawn and Patio - Additional Communal Facilities & Gardens
 - Lifestyle Village For Over 50's - Popular Village Location
 - Off Road Parking in Communal Carpark
 - Contemporary Shower Room With White Suite and Shower Over
 - Set Within Five Acres of Beautiful Landscaped Communal Grounds
- Located Close to Local Village Amenities, Transport Links and Access to the Town Centre.
 - Communal Meeting Room, Kitchen and Laundry Room
 - Chance to Rent Single Garage - Warden on Site
- Modern Well Equipped Kitchen with Oven, Hob, Extractor, Microwave and Washing Machine
 - One Double Bedroom with Built in Wardrobes





IMMACULATE CONDITION**LIFESTYLE ACCOMMODATION FOR THE OVER 50's**NO CHAIN**ON SITE WARDEN CONTROL*Pinewood Properties are delighted to offer this ONE DOUBLE bedroom bungalow/apartment situated in the popular village of Old Whittington in this walled Lifestyle village for the over 50's located close to local village amenities, transport links and access to Chesterfield Town Centre. Providing well-ordered and manageable independent living accommodation with on-site warden control. Within this walled village, there are five acres of picturesque landscaped communal gardens to enjoy with a real community spirit. This modern apartment is presented to a high standard and comprises of an entrance hall with storage cupboard, contemporary shower room with white suite and walk in shower enclosure, double bedroom with fitted wardrobes and spacious lounge diner with space for dining table and a feature fireplace with double doors leading to the outside space and a fantastic modern kitchen which incorporates and a range of white shaker style fitted wall and base units with built-in oven and electric hob, extractor, combi microwave and combi washer/dryer (separate negotiation) with Double Glazing and Electric Heating.

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

****SERVICE CHARGE £250 PER MONTH**GROUND RENT CHARGE £250 PER ANNUM**

****PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION****

ENTRANCE HALL

The property is entered into the hall with neutral carpet and painted décor, electric heater, loft access and coat cupboard/store.

KITCHEN

The contemporary and well-equipped kitchen has a great range of soft close white drawers wall and base units with complementary laminated worktop and upstands, stainless 1 1/2 sink and chrome mixer tap, integrated combi microwave and high level oven, four ring electric hob and extractor and a washing machine. With space for a tall fridge freezer, tiled effect vinyl flooring, painted décor and a double glazed window with blind.

LOUNGE DINER

16'3" x 13'8" (4.97 x 4.17)

The spacious lounge diner has a grey carpet, painted décor, electric heater and a pair of double glazed doors with vertical blinds lead out to the outside area with patio and lawn.

SHOWER ROOM

10'8" x 5'9" (3.27 x 1.77)

The contemporary shower room has a white suite with low flush w.c, ceramic hand basin with chrome mixer tap set onto a white vanity drawer unit and a walk in shower enclosure with chrome rain head shower, tiled flooring and mermaid boarding to the walls, wall mounted electric radiator and a double glazed frosted window with venetian blinds.

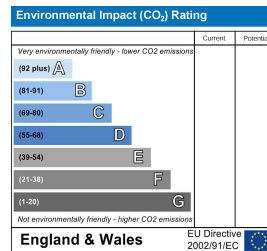
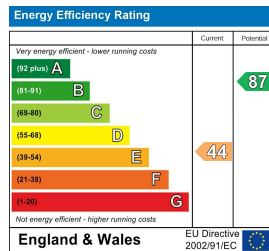


GROUND FLOOR
51.4 sq.m. (553 sq.ft.) approx.



TOTAL FLOOR AREA : 51.4 sq.m. (553 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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

13'1" x 10'9" (3.99 x 3.30)

The double bedroom has carpet, painted décor electric heater and built in wardrobes.

OUTSIDE

To the rear is an outside area with patio and lawn and shrubs, please note there is no parking with this property but there are ample spaces on the complex for visitors.

GENERAL INFORMATION

Tenure: Freehold

Energy Performance Rating: E

Total Floor Area: 553.00 sq ft / 51.4 sq m

Electric Heating

Double Glazing

Council Tax Band: B

Please note the comb washer/dryer is available by separate negotiation

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.

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