



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

2 1 1 EPC B

£85,000

PINWOOD

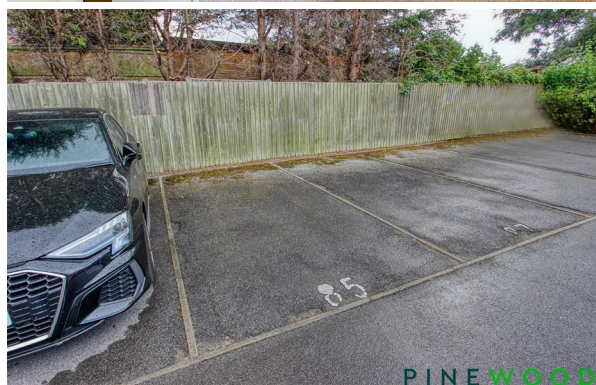


**Lincoln Way
North Wingfield
Chesterfield
Derbyshire
S42 5RR**

£85,000

**2 bedrooms
1 bathroom
1 reception**

- IDEAL FOR INVESTORS OR FIRST TIME BUYERS - POSS 6.7% GROSS YIELD
 - POPULAR RESIDENTIAL ESTATE - QUIET VILLAGE LOCATION
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
 - BUILT IN STORAGE CUPBOARD TO BEDROOM TWO
 - LOUNGE/DINER WITH FEATURE FIREPLACE
 - GREAT FOR ACCESS TO M1 MOTORWAY JUNCT 29
- UPVC DOUBLE GLAZING AND ELECTRIC HEATING - LONG LEASE REMAINING - EPC RATED B
 - MODERN FITTED KITCHEN WITH APPLIANCES
- ALLOCATED PARKING SPACE IN COMMUNAL CAR PARK
 - NEUTRAL DECOR AND CARPETS/FLOORING



NO CHAIN - LOOKING FOR AN INVESTMENT PROPERTY OR THE FIRST STEP ON THE PROPERTY LADDER?

Located in the charming cul de sac in the quiet village location on Lincoln Way, North Wingfield, Chesterfield, Derbyshire S42, this first-floor apartment is a gem waiting to be discovered. Boasting a cosy reception room with feature fireplace, space for a dining table, two snug bedrooms, and a stylish bathroom with white suite and shower over bath, this property is perfect for investors or first-time buyers looking to step into the property market.

This apartment offers a modern fitted kitchen complete with integrated oven, hob and extractor space for a tall fridge freezer and space/plumbing for a washing machine, making meal preparation a breeze. The property spans 554 sq ft, providing ample space for comfortable living.

One of the standout features of this apartment is the allocated parking space in the communal car park to the rear, ensuring convenience for residents with vehicles. Additionally, the built-in storage cupboards in bedroom two and the entrance hall offers practical storage solutions for keeping the living space clutter-free.

Situated conveniently for easy access to the M1 motorway junction 29, this property is ideal for commuters or those who enjoy exploring the surrounding areas. With the potential for a 6.7% gross yield, this apartment presents a lucrative opportunity for investors seeking a profitable venture. uPVC Double Glazing and Electric Heating.

Don't miss out on the chance to own this delightful apartment in a sought-after location with great amenities nearby. Book a viewing today and envision the possibilities that this property holds for you!

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

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY****

ENTRANCE HALL

The property is situated via one flight of stairs, the entrance hall has carpet, neutral painted décor, electric heater, loft access and built in storage cupboard.

KITCHEN

9'8" x 6'7" (2.95 x 2.03)

The modern kitchen has a good range of drawers, wall and base units with a complementary laminated worktop with tiled surrounds incorporating a stainless sink with chrome mixer tap, integrated oven, hob and extractor, space for a tall fridge freezer and space/plumbing for a washing machine. With tiled effect vinyl flooring, neutral painted décor and uPVC window.

LOUNG DINER

15'0" x 11'10" (4.59 x 3.63)

The lounge diner has plenty of space for a dining table, feature fireplace, carpet, painted décor, electric heater and uPVC window.

BATHROOM

6'3" x 6'0" (1.92 x 1.85)

The modern bathroom has a white suite comprising a low flush w.c, pedestal hand basin with chrome mixer tap and a bath with shower over. With carpet, painted décor, tiled surrounds and sill, extractor, electric heater and uPVC frosted window.

BEDROOM ONE

11'3" x 10'2" (3.45 x 3.12)

This double bedroom to the front elevation has carpet, neutral painted décor, electric heater, uPVC window and space for wardrobes.

BEDROOM TWO

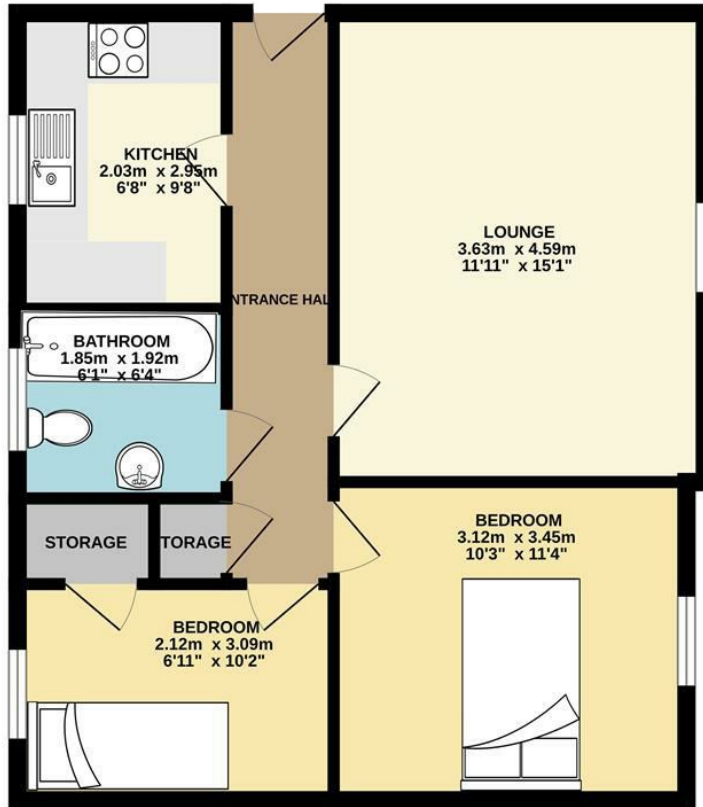
10'1" x 6'11" (3.09 x 2.12)

This single bedroom to the rear elevation has carpet, neutral painted décor, electric heater, uPVC window and built in storage cupboard.

OUTSIDE

To the rear is a communal car park with an allocated parking space, visitor spaces and on street parking is also available to the front of the property.

GROUND FLOOR
51.5 sq.m. (554 sq.ft.) approx.



TOTAL FLOOR AREA : 51.5 sq.m. (554 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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GENERAL INFORMATION

Tenure: Leasehold
EPC rating: B
uPVC Double Glazing
Electric Heating
Council Tax Band: A
Total Floor Area: 544.00 sq ft / 51.5 sq m
Loft

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.

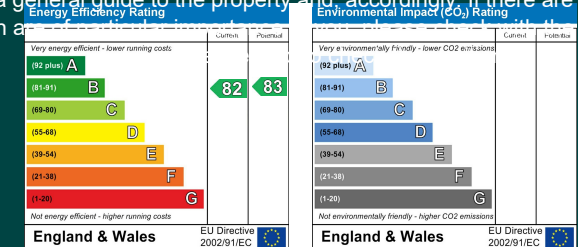
We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

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.

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 not clear, please contact our office and



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