



Old School Lane, Calow, Chesterfield, Derbyshire S44 5UE

2 1 2 EPC D

£180,000

PINEWOOD



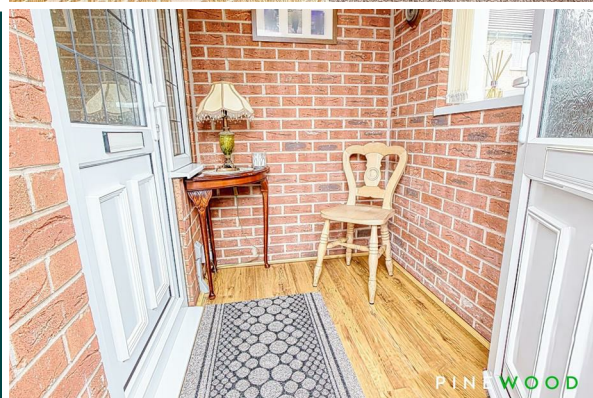
**Old School Lane  
Calow  
Chesterfield  
Derbyshire  
S44 5UE**



**£180,000**

**2 bedrooms  
1 bathroom  
2 receptions**

- IDEAL FOR THE FIRST TIME BUYERS, INVESTORS OR COUPLES
- HEAD OF A QUIET CUL DE SAC IN THE HEART OF THIS SOUGHT AFTER VILLAGE
- EASY ACCESS TO THE M1 MOTORWAY JUNCT 29 AND MAIN COMMUTER ROUTES
- SINGLE GARAGE AND DRIVEWAY PARKING FOR UP TO THREE CARS
- SOUTH FACING ENCLOSED AND LANDSCAPED REAR GARDEN - FRONT GARDEN ( POTENTIALA FOR ADDITIONAL DRIVEWAY)
  - SPACIOUS CONSERVATORY TO THE REAR
- GAS CENTRAL HEATING ( NEW BOILER FITTED 2020) - UPVC DOUBLE GLAZING ( NEW PANES FITTED 0223)
  - COUNCIL TAX BAND B - EPC RATING D - FREEHOLD
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
  - POTENTIAL TO EXTEND OVER GARAGE



CHAIN FREE - PERFECT FOR THE FIRST TIME BUYER, SINGLE PERSON, COUPLE OR INVESTOR

Nestled in the charming village of Calow, Chesterfield, this delightful semi-detached house on Old School Lane is a gem waiting to be discovered. Perfect for first-time buyers, investors, single person or couples, this property offers a cozy retreat with two bedrooms, ideal for those seeking a peaceful abode.

As you step inside, you are greeted by an inviting reception room, providing ample space for relaxation and entertainment. The property boasts a spacious conservatory at the rear, offering a lovely spot to enjoy the outdoors all year round. Stay warm and cozy with gas central heating, featuring a new boiler fitted in 2020, and benefit from the energy efficiency of uPVC double glazing with new panes fitted in 2023.

Upstairs see two double bedrooms, both with built in wardrobes and a modern bathroom, complete with a pristine white suite and a shower over the bath, adds a touch of luxury to everyday living.

Situated at the head of a tranquil cul-de-sac, this home offers a serene environment, perfect for those looking to escape the hustle and bustle. With parking for up to four vehicles, including a single garage and a driveway for three cars, convenience is at your doorstep, There is also potential for additional driveway/hardstanding.

Conveniently located with easy access to the M1 motorway junction 29 and main commuter routes, this home offers the perfect blend of tranquillity and accessibility. With the potential to extend over the garage, the possibilities to make this property your own are endless.

Don't miss the opportunity to make this charming house in the heart of a sought-after village your new home. Book a viewing today and step into a world of comfort and serenity at Old School Lane.

#### ENTRANCE PORCH

6'11" x 4'7" (2.13 x 1.41)

The property is entered through the uPVC door into the brick built porch area with uPVC window, laminated flooring, a uPVC door leads into the hallway.

#### HALL/STAIRS AND LANDING

A hallway with radiator and carpeted stairs rising to the first floor landing having loft access and uPVC window.

#### KITCHEN

10'6" x 6'0" (3.22 x 1.85)

The kitchen is fitted with a good range of drawers, wall and base units which are complimented by grey a laminate roll-edge worktop which incorporates a stainless steel sink and drainer unit. With a uPVC double glazed window overlooking the property's front garden. The kitchen benefits from an integrated electric oven with gas four ring hob and extractor, space/plumbing is provided for a washing machine and space for a fridge/freezer. With complimentary splashback tiling, vinyl flooring and radiator.

#### LOUNGE

12'9" x 12'7" (3.89 x 3.85)

The deceptively spacious lounge centres around a feature living flame effect gas fireplace, which adds a cosiness to the space. The lounge also features a storage cupboard, carpet, radiator and sliding uPVC door leads to the conservatory.

#### CONSERVATORY

7'9" x 7'6" (2.37 x 2.29)

The brick built conservatory is currently used as a dining room, this space is the perfect retreat to enjoy the garden all year-round. With uPVC sliding doors to the rear garden.





**BEDROOM ONE**  
12'7" x 9'9" (3.85 x 2.98)

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

**BEDROOM TWO**  
9'1" x 7'1" (2.78 x 2.16)

Currently used as a guest bedroom, this space benefits from built in storage, carpet, radiator and a uPVC double glazed window to the front elevation.

**BATHROOM**  
6'3" x 6'3" (1.93 x 1.93)

The bathroom is fitted with a white three piece suite comprising panel bath with shower over, pedestal hand-wash basin and low level WC. The bathroom features partial tiling, fitted carpet and radiator.

**SINGLE GARAGE**  
17'1" x 8'6" (5.23 x 2.61)

Providing additional parking or storage as needed. With front opening doors, power and light.

**OUTSIDE**

The property sits back from the cul de sac at the head of a generous driveway, which leads in turn to the single garage. The property has an attractive landscaped lawn front with wall and fenced boundaries, which add to the property's curb appeal and could also be removed to add additional driveway if required. To the rear, the garden is laid predominantly to lawn, with patio area and fenced boundaries.

**GENERAL INFORMATION**

uPVC Double Glazing - New Panes to all windows in the house and the conservatory fitted 2023

Gas Central Heating

Total Floor Area - 847.00 sq ft / 78.7 sq m

Tenure - Freehold

Council Tax Band B

EPC Rating D

Loft - Insulated, Power, Lighting and Pull Down Ladder

**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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