



Bacons Lane, Chesterfield, Derbyshire S40 2SU

 2  1  1  EPC TBC

£210,000

PINWOOD

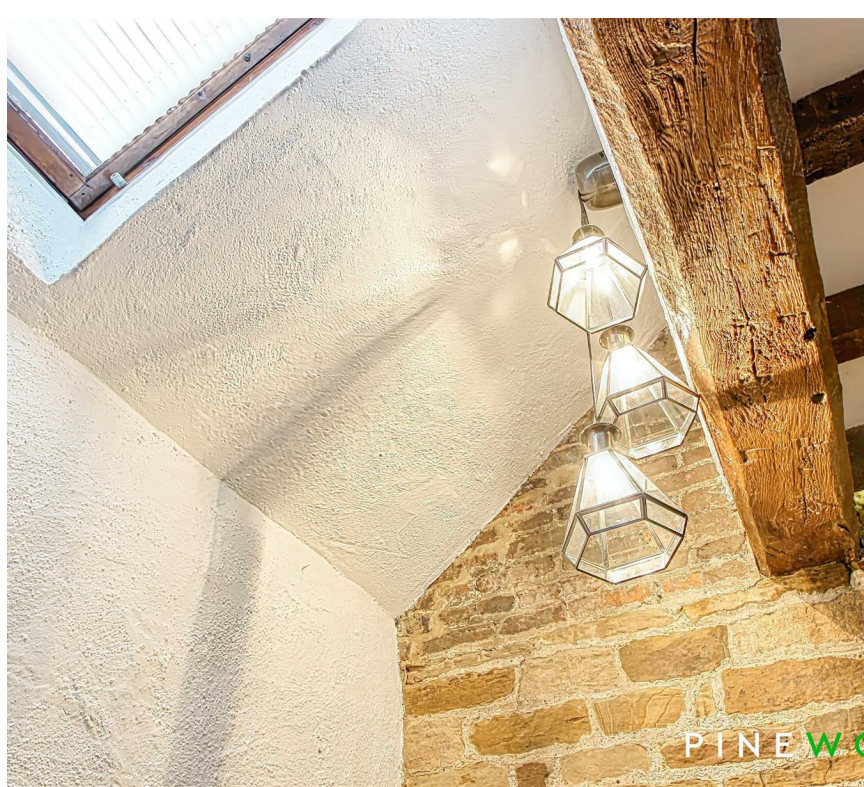


Stable Cottage Bacons Lane Chesterfield Derbyshire S40 2SU

£210,000

2 bedrooms
1 bathrooms
1 reception

- NO CHAIN - PERFECT FOR THE INVESTOR, SMALL FAMILY, COUPLE OR FIRST TIME BUYER
- PRIVATE FULLY ENCLOSED WELL KEPT AND SOUTH FACING TIERED GARDEN WITH PATIO, LAWN, DECKED SEATING AREA, SHED AND WELL STOCKED WITH PLANTS
 - REAR SECURE GATED DRIVEWAY FOR UP TO THREE CARS
- LOVINGLY AND SYMPATHETICALLY UPGRADED AND EXTENDED - MANY ORIGINAL FEATURES
- KITCHEN DINER WITH INTEGRATED OVEN AND HOB, SPACE FOR AN UNDER COUNTER FRIDGE AND DISHWASHER
 - LAUNDRY CUPBOARD - SPACE/PLUMBING FOR A WASHING MACHINE
 - PRINCIPAL DOUBLE BEDROOM WITH BUILT IN WARDROBES
 - STUNNING FULLY TILED BATHROOM WITH FREESTANDING ROLL TOP BATH
 - REAR PORCH AREA, PERFECT FOR SITTING AND RELAXING OR FOR COATS/SHOES
- SPACIOUS LOUNGE AREA WITH BEAMED CEILING AND FLOOR LENGTH WINDOWS LETTING IN LOTS OF LIGHT



NO CHAIN - YOUR OWN PIECE OF HISTORY - GRADE TWO LISTED

Welcome to Stable Cottage, a charming period grade two listed property located on the edge of the town centre of Chesterfield, Derbyshire. This semi-detached cottage, built in the 1700's exudes character and history. With easy access to the M1 motorway and Peak District.

As you step inside, you are greeted by a kitchen diner which is a delightful space, complete with integrated oven and hob, and ample room for an under-counter fridge and dishwasher. Plenty of space for a dining table. The spacious lounge area features a beamed ceiling and floor-length windows that flood the room with natural light, creating a warm and inviting atmosphere. The rear porch is a useful addition for coats/shoes. Upstairs the property boasts two cosy bedrooms, with the principal bedroom offering built-in wardrobes for your convenience. The laundry cupboard provides space and plumbing for a washing machine, adding practicality to this charming home. One of the highlights of Stable Cottage is the stunning fully tiled elegant bathroom, featuring a luxurious freestanding roll-top bath where you can unwind and relax.

Outside, the property truly shines with a private, fully enclosed, well-kept, south-facing tiered garden. The garden includes a patio, lawn, decked seating area, shed, and an array of beautifully stocked plants, creating a tranquil outdoor oasis perfect for enjoying the fresh air and sunshine. Parking is a breeze with a rear secure gated driveway that can accommodate up to three vehicles, providing convenience and peace of mind.

Whether you are an investor, small family, couple, or first-time buyer, this property offers a unique opportunity to own a piece of history that has been lovingly and sympathetically upgraded and extended while retaining many original features. Double Glazing and Gas Central Heating

Don't miss out on the chance to make Stable Cottage your new home!

VIDEO TOUR - TAKE A LOOK AROUND

KITCHEN

22'6" x 9'2" (6.86 x 2.80)

Entrance door to the side, window to the front and rear, wall and base units with work surface over, inset sink/drainers with mixer tap, inset four ring gas hob, integrated oven, tiled surrounds, radiator, tiled flooring, beams to the ceiling, stairs to the first floor, door to the rear porch and access to the lounge.

LOUNGE

16'2" x 10'2" (4.94 x 3.12)

Floor to ceiling double glazed windows to the front, velux window to the rear, two radiators, beams to the ceiling, wooden flooring and access to the kitchen.

PORCH

6'3" x 5'8" (1.93 x 1.73)

Stable door leading onto the rear garden, tiled floor and wall mounted boiler, perfect for coats/shoe storage or sitting and relaxing.

STAIRS/LANDING

The stairs and landing have carpet and doors to both bedrooms, bathroom and laundry cupboard.

BEDROOM ONE

18'9" x 9'2" (5.72 x 2.80)

This principal bedroom has a double glazed window to the side and velux window to the rear, radiator, built in wardrobes, beams to the ceiling and access to the loft room. There is pull down ladders which lead up to the loft which has power and light.

BEDROOM TWO

12'8" x 6'5" (3.87 x 1.96)

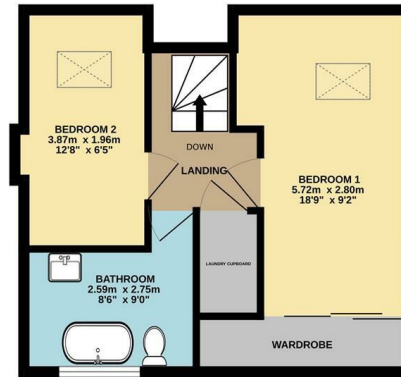
This single bedroom has a Velux to the rear, radiator and beams to the ceiling



GROUND FLOOR
50.0 sq.m. (538 sq.ft.) approx.



1ST FLOOR
36.0 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA: 85.9 sq.m. (925 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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BATHROOM

9'0" x 8'5" (2.75 x 2.59)

The stunning fully tiled bathroom has been upgraded by the current owner with a cistern w.c, pedestal hand basin with chrome taps and a luxurious freestanding roll top bath with chrome shower head/hose. wall mounted chromem towel radiator and double glazed window with shutters.

LOFT

Pull down leading into the loft room which is carpeted throughout, insulated, lined and has mains lighting, sockets and it extends over the full roof area of the cottage.

OUTSIDE

To the rear is a private well maintained garden, steps leading up to the raised pebbled area. To the side is a secluded decked area with hedge surround, there is a selection of plants and trees with double gates providing access to the driveway for off street parking for up to three cars. To the front is a small forecourt and gated access providing access to the rear of the property.

GENERAL INFORMATION

Tenure - Freehold
Total Floor Area - 92500 sq ft / 85.9 sq m
Council Tax Band C
EPC Rating D
Double Glazed Windows
Gas Central Heating

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 of particular importance to you, please check with the office and we will be pleased to check the position.

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

