



Lincoln Street, Chesterfield, S40 2TW

 2

 1

 1



£125,000

PINEWOOD



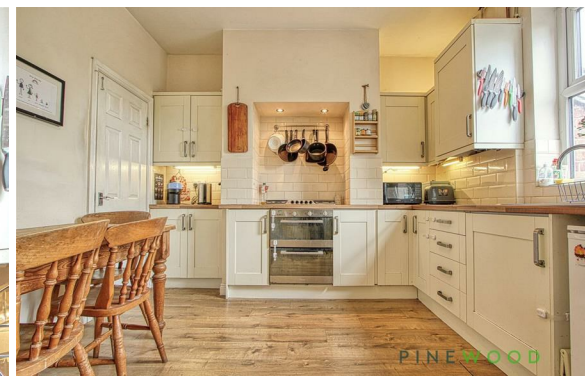


# Lincoln Street Chesterfield S40 2TW

**£125,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- No chain - Ideal for Investors, First Time Buyers or Those Looking to Downsize
  - Modern Bathroom with Four piece white suite.
  - Spacious Reception Room
  - Semi Detached House on a Quiet Road
- Lovely Kitchen Diner with Integrated Oven and Hob - Plenty of Space for Dining Table
- On the Edge of the Town of Chesterfield and Easy Access to Clay Cross Town
  - Easy Access to the Main commuter Routes and M1 Motorway Junc 29
  - Enclosed Well Maintained Rear Garden with Lawn and Decking
  - On Street Parking is Available to the Front of the Property
- Close to the Amenities of Wingerworth, Hasland and Only a Short Walk to the Avenue Nature Reserve and Hunloke Pub







NO CHAIN - WONDERFUL KITCHEN DINER THAT FEATURES MODERN INTEGRATED APPLIANCES AND HAS GENEROUS SPACE FOR HOSTING!

Nestled on the charming quiet road, Lincoln Street on the edge of the town centre of Chesterfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an inviting 817 square feet, the property features two well-proportioned bedrooms, and occasional room - making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property boasts a well-appointed bathroom with four piece suite, ensuring that all your daily needs are met with ease. The kitchen diner has integrated appliances and is typically a central hub in such homes, offering ample storage and workspace for culinary enthusiasts, and plenty of space for a dining table.

Outside, you will find on street parking available, adding to the convenience of this lovely home. The location on Lincoln Street is particularly appealing, as it offers easy access to local amenities, schools, and transport links, with easy access to the towns of Chesterfield and Clay cross and the amenities of Wingerworth and Hasland. Close to the Avenue Nature Reserve for walks, making it a practical choice for everyday living.

In summary, this semi-detached house on Lincoln Street presents an excellent opportunity for those looking to settle in Chesterfield. With its comfortable living spaces, convenient parking, and prime location, it is a property that should not be missed.

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

**\*\*Call Pinewood Properties for more information and to book a viewing\*\***

#### Kitchen / Dining Room

10'9" x 12'1" (3.29 x 3.70 )

This lovely room features wooden flooring, with wooden laminate worktops with undercounter space for a washing machine or dishwasher. A 5 ring gas hob and oven sit within the chimney breast and are the standout feature of the room. A sink and drainer sit beneath the uPVC window overlooking the garden with door access through to the garden. Access to the understairs pantry from this room as well.

#### Lounge

11'0" x 12'1" (3.37 x 3.70)

This room features lovely wooden flooring, a central heating radiator and a uPVC window.

#### Bedroom 1

10'9" x 10'11" (3.30 x 3.33)

This room features wooden floor boards, a central heating radiator, a uPVC window and a walk in wardrobe above the stairs.

#### Bathroom

8'0" x 10'11" (2.46 x 3.33)

A huge bathroom featuring, a corner shower, a bath with tiled splash back, a toilet and a vanity sink unit tucked away at the end of the room. Tiled flooring, a uPVC window that overlooks the garden and a heated towel rail complete this room.

#### Bedroom 2

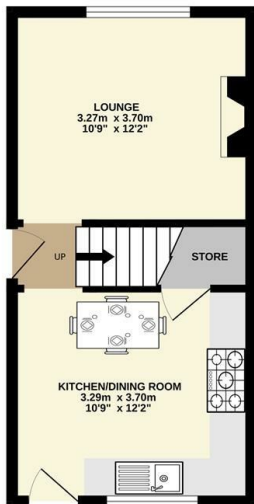
11'2" x 11'1" (3.41 x 3.39)

This interesting room sits on the second floor, currently split into two separate rooms but can easily be returned to a large bedroom. It features, wooden panel flooring, a central heating radiator and a Velux window.

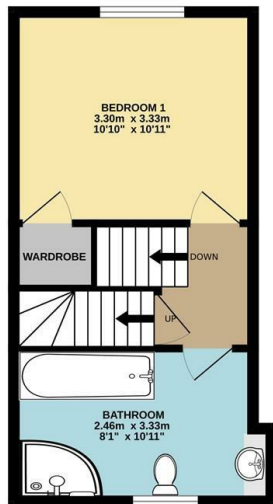




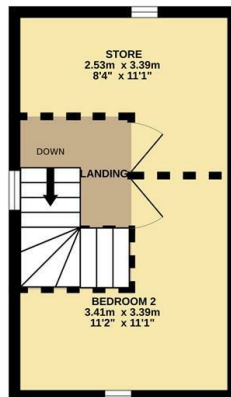
GROUND FLOOR  
27.5 sq.m. (296 sq.ft.) approx.



1ST FLOOR  
28.3 sq.m. (305 sq.ft.) approx.



2ND FLOOR  
20.1 sq.m. (216 sq.ft.) approx.



TOTAL FLOOR AREA : 75.9 sq.m. (817 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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## Store

8'3" x 11'1" (2.53 x 3.39)

The second room on the second floor featuring a central heating radiator, wooden panel flooring and a Velux window.

## Exterior

The exterior of this property features a well maintained garden with lawn, decking and a paved lower section where a shed sits at the bottom of the garden. The property also features an outdoor store that has electric and water inside, ready as an outdoor utility room.

## General Information

Tenure: Freehold  
Gas Central Heating - Combi Boiler Fitted 2024  
Council Tax Band: A  
EPC: TBC  
Double Glazing uPVC  
Shed Included in the Sale

## Reservation Agreement Maybe 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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  
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