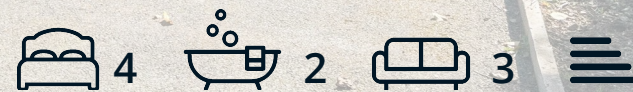**DALES & PEAKS**

58 Longedge Lane
Wingerworth, Chesterfield, S42 6PD

£475,000

4 2 3

58 Longedge Lane

Wingerworth, Chesterfield, S42 6RD

Situated in this tranquil location, surrounded by open countryside in the pretty village of Wingerworth, is this spacious and flexible 4 bedroom, presenting a fantastic opportunity for personalisation.

Offering a spacious 1743 sqft of accommodation over 2 storeys, the property features a flexible layout with 3 ground floor reception rooms, 4 bedrooms including a ground floor bedroom and bathroom, a large adjoining garage, dining kitchen with pantry and a generous plot.

Externally the property occupies a plot measuring 1/4 of an acre, to the front of the home is a large driveway providing off road parking for multiple vehicles, and to the rear, a large lawned garden will stunning views looking out onto open countryside.

The ground floor comprises; entrance hallway, dining kitchen with pantry, WC, access into the garage, 2 formal reception rooms including the formal dining room and bay windowed lounge with feature fireplace. There is also a further annex within the property, with kitchenette, living room, bathroom and bedroom.

The first floor comprises; a further 3 bedrooms, family bathroom, a further shower room and separate WC.
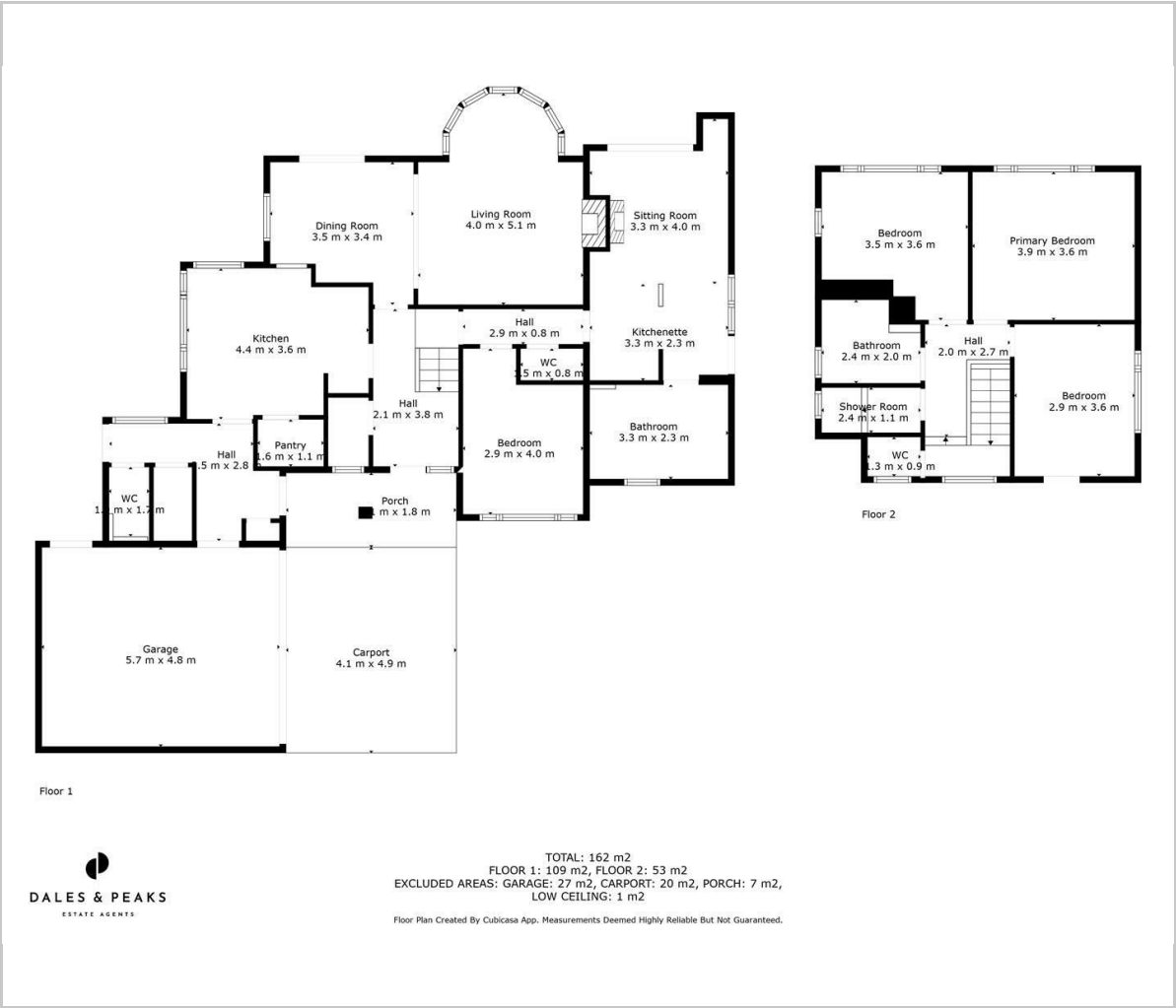
Please note: The property uses a cesspit for sewage which was installed in 2020.

Dales & Peaks ForwardMove please read

Floor Plan

Floor 1

Dining Room
3.5 m x 3.4 m

Living Room
4.0 m x 5.1 m

Sitting Room
3.3 m x 4.0 m

Kitchen
4.4 m x 3.6 m

Hall
2.9 m x 0.8 m

Kitchenette
3.3 m x 2.3 m

Hall
2.1 m x 3.8 m

WC
.5 m x 0.8 m

Hall
.5 m x 2.8

Pantry
.6 m x 1.1 m

Hall
.5 m x 2.8

Bedroom
2.9 m x 4.0 m

Bathroom
3.3 m x 2.3 m

WC
1 m x 1.7 m

Porch
m x 1.8 m

Garage
5.7 m x 4.8 m

Carport
4.1 m x 4.9 m

Floor 2

Bedroom
3.5 m x 3.6 m

Primary Bedroom
3.9 m x 3.6 m

Bathroom
2.4 m x 2.0 m

Hall
2.0 m x 2.7 m

Shower Room
2.4 m x 1.1 m

Bedroom
2.9 m x 3.6 m

WC
.3 m x 0.9 m

TOTAL: 162 m2
FLOOR 1: 109 m2, FLOOR 2: 53 m2
EXCLUDED AREAS: GARAGE: 27 m2, CARPORT: 20 m2, PORCH: 7 m2,
LOW CEILING: 1 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

DALES & PEAKS
ESTATE AGENTS

Area Map

Longedge Ln

The Avenue Country Park

A61

Lodge Dr

Longedge Ln

Energy Efficiency Graph

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

Environmental Impact (CO₂) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

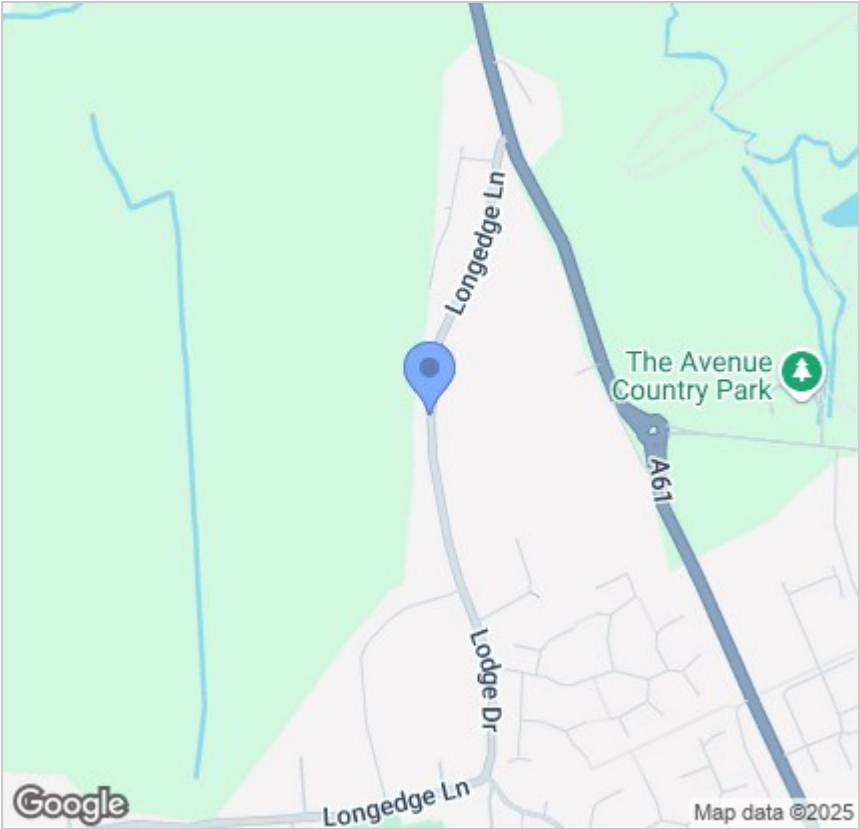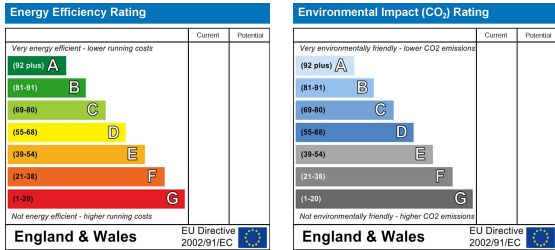**England & Wales** — EU Directive 2002/91/EC

Viewing

Please contact our Chesterfield Office on 01246 567540

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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The National Approved Letting Scheme

APIP
The Association of Professional Inventory Providers

The Property Ombudsman

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