



**Blacks Lane, North Wingfield Chesterfield S42 5LW**

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## **Blacks Lane, North Wingfield Chesterfield**

\*\* Guide Price £110,000 - £120,000\*\*

A well-presented two-bedroom home with a cosy lounge, bright rear kitchen/diner, two comfortable bedrooms and a private rear garden, offering balanced living across two floors.

### **Lounge**

A welcoming lounge sits to the front of the home, offering a comfortable space for everyday living. Its proportions make it easy to arrange furniture, and the window brings in a gentle wash of natural light, creating a relaxed, homely feel.

### **Kitchen/Diner**

To the rear, the kitchen/diner forms a sociable heart of the ground floor. There's room for cooking, dining and gathering, with space for a table and practical storage. It's a bright, functional area that naturally becomes the hub of day-to-day life.

### **Hall**

The hall provides a simple, practical entry point to the ground floor, connecting the lounge, bathroom and kitchen/diner while keeping the layout easy to navigate.

### **Bathroom**

The ground-floor bathroom is neatly arranged with a WC, basin and bath/shower. Its position is convenient for both residents and guests, and it serves the home efficiently without interrupting the flow of the living spaces.

### **Stairs**

Stairs rise from the hall to the first floor, leading to the two bedrooms above. Their placement keeps the ground floor open and functional while giving the upper level a sense of privacy.

### **Bedroom One**

A generous main bedroom spanning the width of the home, offering excellent space for a double bed and additional furniture. The room feels calm and well-proportioned, ideal for creating a restful retreat.

### **Bedroom Two**

A comfortable second bedroom that works well as a child's room, guest room or home office. Its layout makes it versatile and easy to furnish.

### **Rear Garden**

The rear garden provides a private outdoor space for relaxing, planting or entertaining. With room for seating and greenery, it's a manageable and appealing extension of the living areas.





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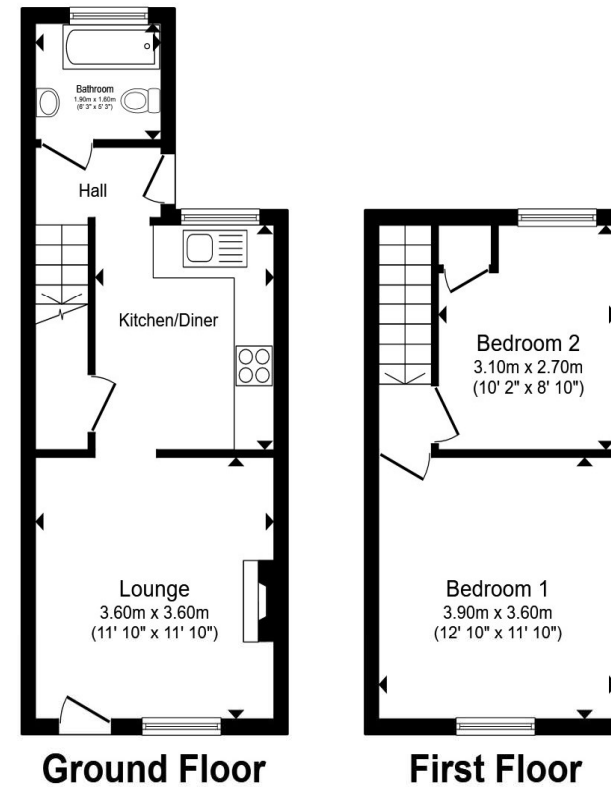
## Blacks Lane, North Wingfield Chesterfield

- \*\* Guide Price £110,000 - £120,000\*\*
- Council Tax Band - A
- Two Bedroom Mid-Terraced
- Ground Floor Bathroom
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £110,000



Total floor area 54.2 m<sup>2</sup> (584 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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