



37 Lincoln Way, North Wingfield, Chesterfield

- 2 bed 2nd floor apartment
 - Fitted Kitchen
- Electric heating & uPVC double glazed
 - Available now
- Working applicants preferred or guarantor essential
- Entrance hall. Lounge
- 2 bedrooms & storage cupboards
- Parking bay for 1 car & visitor parking
- Sorry no pets or smokers

£850 Per Month



This well presented 2nd floor apartment situated in the popular residential area in the heart of North Wingfield on Lincoln Way. With far reaching views to the rear, situated close to an excellent range of local amenities, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Chesterfield town centre, Sheffield, walking distance to North Wingfield centre, nearby train station and local nearby park.

The accommodation briefly comprises; a modern fitted kitchen with wall & base units and a spacious living room with an open plan dining area.

The property provides two generous sized bedrooms, one of which has built in storage and a modern fitted three-piece bathroom.

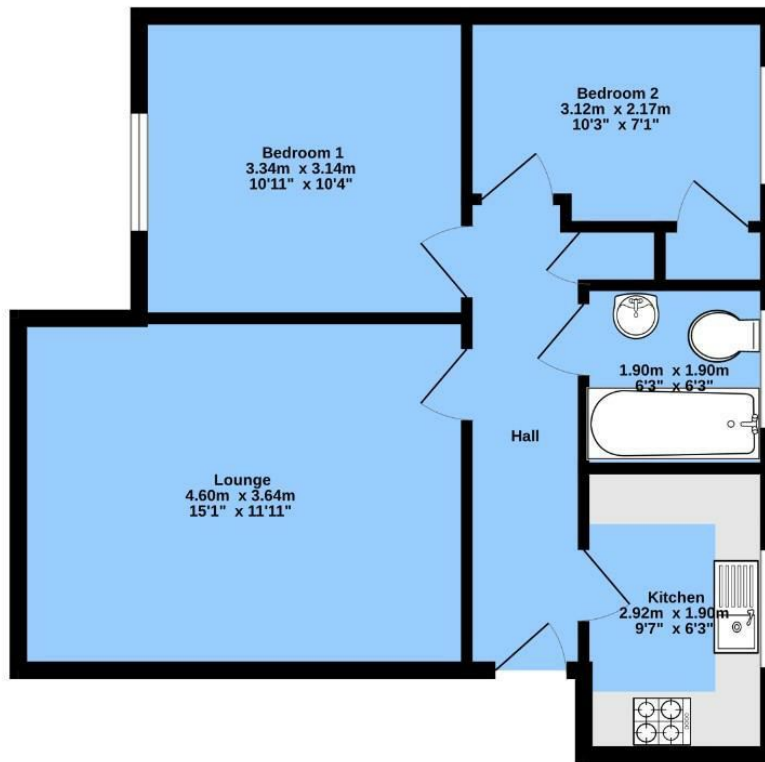
The interior also benefits from electric central heating, ample storage and double glazing throughout.

The rear offers off street parking with one allocated parking space, along with three visitors parking spaces. Benefiting from secure access into the building & communal hallway.

Working applicants preferred or guarantor essential.
Sorry no pets or smokers.



GROUND FLOOR
49.5 sq.m. (533 sq.ft.) approx.



TOTAL FLOOR AREA: 49.5 sq.m. (533 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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