



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

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EPC

D

£160,000

PINEWOOD



Blacks Lane North Wingfield Chesterfield Derbyshire S42 5LW

£160,000

**2 bedrooms
1 bathrooms
1 receptions**

- Ideal For First Time Buyer or Investors (Poss 5.6% Gross Yield)
- Spacious Loft Room - Potential for Additional Living Space (stpp)
 - Overlooking Trees to the Front - Driveway for One Car
- Located on a Quiet Cul De Sac in the Heart of the Village of North Wingfield
 - South West Facing Enclosed Rear Courtyard
 - Two Double Bedrooms - Principal with with Built in Wardrobe/Storage
- Gas Central Heating - uPVC Double Glazing - Council Tax Band A - EPC Rating D - Thermal paint to the Rendering - Underfloor Heating to the Ground Floor
 - Stylish Modern Fully Tiled Bathroom with White Suite and Shower over Bath
- Contemporary Kitchen Diner with Integrated Oven, Hob and Extractor, Fridge Freezer, Dishwasher and Washing Machine
- Easy Access to the M1 Motorway, Main Commuter Routes and the towns of Clay Cross and Chesterfield



STYLISH PERIOD HOME – MODERN KITCHEN DINER & BATHROOM – VERSATILE LOFT ROOM –
POTENTIAL FOR ADDITIONAL LIVING SPACE (STPP)

Nestled in the quite cul de sac location of Blacks Lane, in the heart of the village of North Wingfield this charming early 1900s mid terraced home beautifully blends period character with modern elegance. Boasting 848 sq. ft. of well-presented space, this property is perfect for those seeking style, comfort, and practicality.

Step inside to discover a spacious lounge featuring sleek Bamboo laminate flooring with under floor heating, leading to a stunning upgraded, kitchen diner with integrated oven, hob and extractor, dishwasher, washing machine, fridge and freezer and plenty of space for a dining table.

Upstairs you will find the contemporary fully tiled bathroom designed with sophistication in mind, including a white suite with chic black shower over bath. Two generously sized bedrooms provide comfortable living, one has built in storage/wardrobe, while a versatile spacious loft room offers fantastic additional space—ideal for storage or potential conversion to living space (stpp)

Outside the enclosed south west facing decorative courtyard creates a private retreat, perfect for relaxation or entertaining. A dedicated parking space for one vehicle to the front adds to the convenience of this desirable location, offering the tranquillity of Blacks Lane, overlooking trees to the front, while being within easy reach of local village amenities. Easy access to the M1 motorway and the surrounding towns of Clay Cross and Chesterfield.

Don't miss out on this stylish period home—contact us today to arrange a viewing!

LOUNGE

157" x 11'10" (4.76 x 3.61)

Stepping inside, you are welcomed by an open-plan staircase leading to the first-floor accommodation, adding to the spacious feel of the home. The entrance area features a tiled floor, seamlessly transitioning into stylish Bamboo laminate flooring with underfloor heating throughout the remaining space, uPVC window and painted décor, a built-in under stairs storage cupboard provides practical convenience, while an elegant archway leads through to the kitchen diner

KITCHEN DINER

157" x 9'10" (4.77 x 3.00)

This stylish and contemporary kitchen diner is fitted with a range of white high-gloss soft close drawers, wall and base units, perfectly complemented by matching marble work surface and decorative tiled splashbacks for a sleek finish. A one-bowl sink with a mixer tap sits in an ample workspace, while integrated appliances include a fridge/freezer, washing machine, and dishwasher for added convenience. There is space for a cooker, complete with an integrated extractor hood above. The space is enhanced by Bamboo laminate flooring, under floor heating, uPVC window and painted décor and a rear uPVC door provides direct access to the garden, making it ideal for indoor-outdoor living.

BEDROOM ONE

128" x 120" (3.88 x 3.67)

A spacious and well-presented double bedroom, positioned at the front of the property. Featuring Bamboo laminate flooring for a modern touch and a built-in cupboard for added storage convenience. With painted decor, radiator and a uPVC window.

BEDROOM TWO

9'10" x 8'11" (3.00 x 2.72)

A well-proportioned rear-facing double bedroom, featuring Bamboo laminate flooring for a contemporary and stylish finish. This bright and airy space offers a peaceful retreat with views over the rear garden through the uPVC window, painted décor and radiator.

BATHROOM

6'9" x 6'4" (2.06 x 1.94)

A sleek and contemporary fully tiled bathroom features a bath with a chic black mixer shower over, a low-flush WC, and a stylish stone hand wash basin with brass mixer tap set onto vanity storage cupboard below for added convenience. The space is enhanced by a tiled floor, walls, uPVC frosted window, wall mounted radiator and a built-in storage cupboard, providing practical storage solutions.

LANDING

The landing area is finished with Bamboo laminate flooring, enhancing the stylish and cohesive feel of the home. A staircase leads up to the loft room, offering additional versatile space for storage or potential extra living space (stpp)

LOFT ROOM

15'5" x 9'7" (4.71 x 2.94)

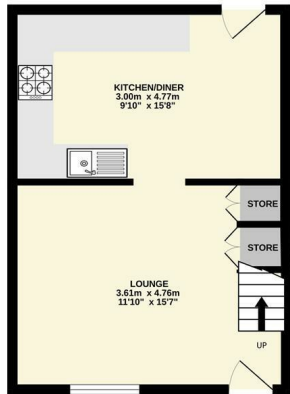
A versatile loft room, filled with natural light from two Velux windows. This space offers excellent potential for additional accommodation, subject to obtaining the necessary consents and approvals, with eaves storage to both sides and a range of storage cupboards with laminate worktop, sink, and mixer tap, power and lighting.

EXTERNAL

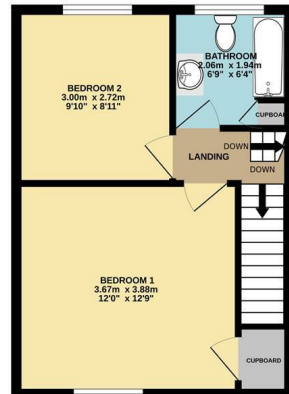
To the front of the property, a driveway provides convenient car standing space. The rear features a low-maintenance enclosed south west facing garden, beautifully designed with decorative slate, a decked area, and a planted border, creating a stylish and relaxing outdoor retreat.



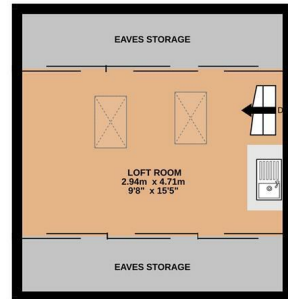
GROUND FLOOR
31.4 sq.m. (338 sq.ft.) approx.



1ST FLOOR
31.7 sq.m. (342 sq.ft.) approx.

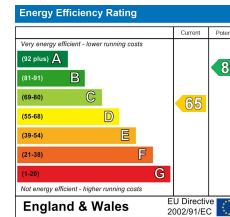


2ND FLOOR
23.6 sq.m. (254 sq.ft.) approx.



TOTAL FLOOR AREA : 86.7 sq.m. (934 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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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



GENERAL INFORMATION
Gas central heating (Combi boiler) located in the Kitchen - Underfloor Heating To Ground Floor
uPVC double glazed sealed units throughout
Gross internal floor area - 78.8 sq.m./848 sq.ft. (Including loft room)
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

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.

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