

St. Lawrence Road, North Wingfield, Chesterfield, S42 5LJ

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Offers Over £150,000

PINEWOOD





# St. Lawrence Road North Wingfield Chesterfield S42 5LJ

## Offers Over £150,000

**2 bedrooms  
1 bathrooms  
1 receptions**

- DRIVEWAY PARKING TO THE REAR FOR TWO CARS
  - TWO DOUBLE BEDROOMS
- ONE MODERN FULLY TILED SHOWER ROOM WITH WALK IN SHOWER
- CHARMING TERRACED COTTAGE IN A SOUGHT AFTER VILLAGE LOCATION
- OPEN PLAN LOUNGE - KITCHEN DINER - COSY 694 SQ FT LIVING SPACE
- SHORT DRIVE INTO THE TOWNS OF CLAY CROSS AND CHESTERFIELD
  - EASY TO MAINTAIN REAR PATIO GARDEN
- EASY ACCESS TO TRANSPORT LINKS, MAIN COMMUTE ROUTES AND M1 MOTORWAY ACCESS
- PERFECT FOR SMALL FAMILIES - INVESTORS OR THE FIRST TIME BUYER
- CLOSE TO LOCAL VILLAGE AMENITIES - VIEWING HIGHLY RECOMMENDED





**OFF ROAD PARKING FOR TWO CARS TO THE REAR.....**located within the charming village of North Wingfield, this delightful terraced stone cottage on St. Lawrence Road offers a perfect blend of comfort and character. With a modest yet inviting 694 square feet of living space, this property is ideal for those seeking a cosy home with a warm atmosphere.

Upon entering, you are greeted by an open plan lounge leading to the well appointed kitchen diner, providing ample space for relaxation and entertaining. The layout is both practical and appealing, making it easy to envision your own personal touches throughout. The cottage features two comfortable double bedrooms with built in storage, perfect for restful nights, and a stunning fully tiled shower room that caters to your daily needs.

One of the standout features of this property is the convenient parking for two vehicles to the rear of the property, a rare find in such a quaint setting. The outdoor space is landscaped and easy to maintain and offers potential for relaxing and simply enjoying the fresh air, enhancing the overall appeal of this lovely home.

Located in a friendly community, North Wingfield boasts local amenities and excellent transport links, access to the M1 motorway, towns of Chesterfield and Clay Cross and the Five pits trail is close by, making it an ideal choice for both first-time buyers, investors and those looking to downsize. This cottage is not just a house; it is a place where memories can be made. If you are searching for a charming property with character and convenience, this cottage on St. Lawrence Road is certainly worth considering.

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

**\*\*Contact Pinewood Properties for more information or to book a viewing\*\***

#### **LOUNGE**

11'1" x 12'5" (3.39 x 3.81)

This room welcomes you to the home with a central heating radiator, a large uPVC window and wooden flooring that creates a sleek and modern room that invites you into this open plan kitchen / lounge area.

#### **KITCHEN DINER**

11'4" x 15'7" (3.46 x 4.76)

The large kitchen area features 2 uPVC windows that illuminate this space, featuring granite worktops, wooden flooring and lots of space for a big dining table. A sink and drainer sit underneath one of the uPVC windows and next to the 5 ring gas hob and extractor. Integrated appliances include a dishwasher and a washing machine.

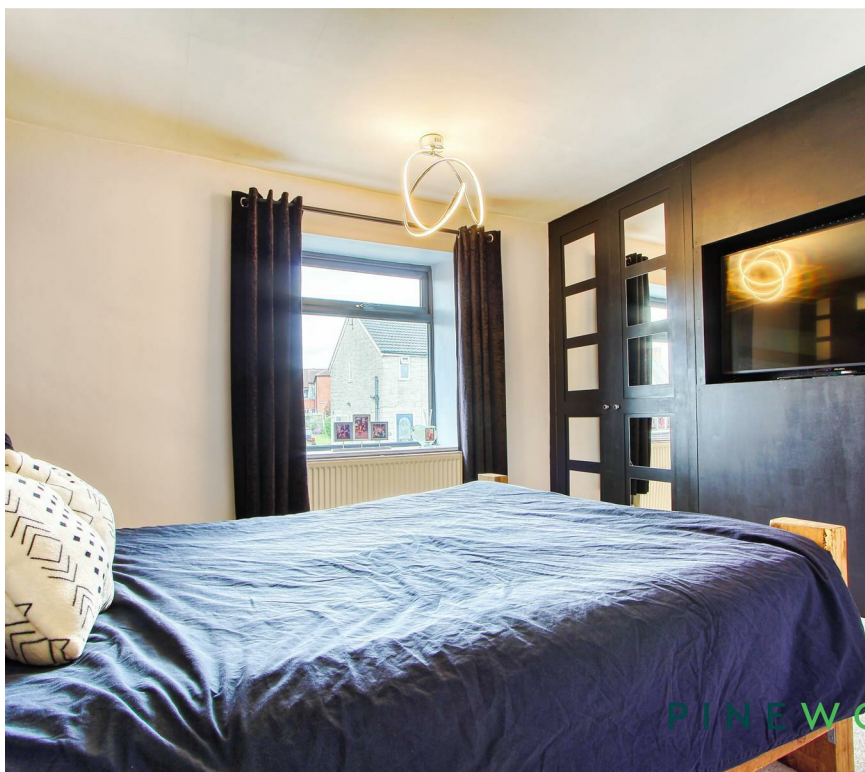
#### **SHOWER ROOM**

This shower room features tiled flooring and walls, keeping a consistent sleek and modern feel to a lovely bathroom, featuring a large uPVC window with frosted glass for privacy and a toilet and a vanity hand wash basin, with a heated towel rail and a walk in shower to finish it off.

#### **BEDROOM 1**

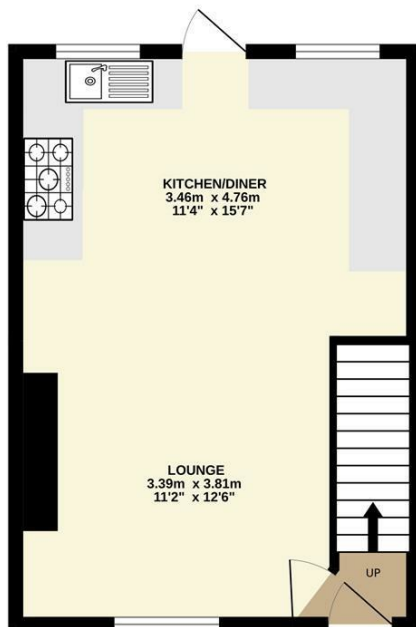
11'4" x 10'11" (3.46 x 3.33)

This room features a fitted carpet, a uPVC window and a central heating radiator. Large amount of space whilst also having 2 built in storage spaces, one cupboard and the other a large built in wardrobe that spans the back wall.

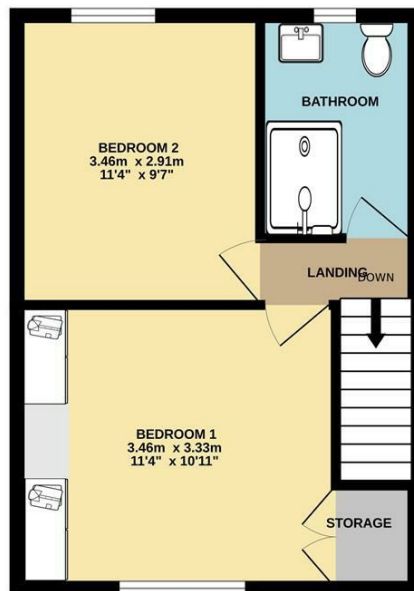




GROUND FLOOR  
31.9 sq.m. (343 sq.ft.) approx.

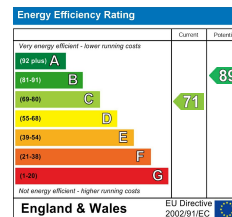


1ST FLOOR  
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA : 64.5 sq.m. (694 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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## BEDROOM 2

11'4" x 9'6" (3.46 x 2.91)

This room also has a lovely plush fitted carpet, a uPVC window overlooking the rear of the property and a central heating radiator.

## EXTERIOR

The south facing garden of the property is fully enclosed and features freshly cleaned and sealed paving, making it easy to clean and maintain its lovely style and look. The drive is at the rear with enough space for 2 cars. There is also a small front garden that completes this lovely home.

## RESERVATION AGREEMENT

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

## GENERAL INFORMATION

EPC Rating  
(2020) 71 (C) Potential 89 (B)  
Council tax band  
A (£1,569 p/yr)  
Southeast facing garden  
Tenure - Freehold  
Gas Central Heating  
uPVC Double Glazing

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24 Albert Street  
Mansfield, NG1  
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Clowne, S43 4JN  
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