



Langford Croft, Chesterfield, Derbyshire S40 2GG

3 2 1 EPC C

Offers Over £170,000

PINEWOOD



Langford Croft

**Chesterfield
Derbyshire
S40 2GG**



Offers Over £170,000

**3 bedrooms
2 bathrooms
1 receptions**

- Ideal Investment, First Time Buy or Growing Family
- Allocated Parking for Two Cars in Communal Car Park
- Family Modern Bathroom with White Suite and Shower over Bath - Downstairs WC - Ensuite Shower Room
- Great Edge of Town Centre Location - Close to all the Retail Parks Close by
 - Enclosed South Facing Rear Garden with Patio and Lawn
- uPVC Double Glazing and Gas Central Heating (Combi Boiler) - EPC Rated C - Council Tax Band C
 - Lounge Diner with Feature Fireplace
- Modern Kitchen Diner with Integrated Oven, Hob and Extractor - Pantry/Store - uPVC French Doors Leading to Rear Garden
- Easy Access to the Main A61 Commuter Route and Access to the Motorway Networks and M1 Junc 29
- Neutral Décor and Carpets - New Décor to Kitchen





NO CHAIN - IDEAL FOR INVESTORS, FIRST TIME BUYERS OR THE GROWING FAMILY.... Welcome to Langford Croft, Chesterfield, Derbyshire - a charming mid townhouse that is sure to capture your heart! This delightful property boasts a spacious layout with one reception room, three bedrooms, and two bathrooms, making it perfect for a growing family or as an ideal investment opportunity.

As you step inside, you'll be greeted by an entrance hall, a downstairs WC, the spacious lounge diner with a feature fireplace, perfect for cosy evenings with loved ones and through to the newly decorated modern kitchen, complete with integrated oven, hob, and extractor, as well as a pantry for all your storage needs. The uPVC French doors lead out to the enclosed south-facing rear garden, where you can enjoy a peaceful retreat on the patio or play on the lush lawn.

Upstairs you will find a modern family bathroom with a white suite and shower over the bath, ensuring convenience and comfort for all and three spacious bedrooms, the principal one has the luxury of an ensuite shower room. The house is adorned with neutral décor and carpets, creating a warm and inviting atmosphere throughout.

Conveniently located on the edge of the town centre, this home offers easy access to the main A61 commuter route and the motorway networks, including M1 Junc 29. With allocated parking for two cars in the communal car park, you'll never have to worry about finding a spot.

Don't miss out on this fantastic opportunity to own a beautiful townhouse in a sought-after location, close to retail parks and all amenities. With uPVC double glazing, gas central heating, and a combi boiler, this property is not only stylish but also energy-efficient with an EPC rating of C and falls under Council Tax Band C.

Langford Croft is more than just a house - it's a place where memories are made and dreams come true. Book your viewing today!

ENTRANCE HALL

Step into this inviting property through a sleek composite door that opens into a welcoming hallway. The space is enhanced by neutral carpeting and tasteful decor, creating a fresh and airy feel. From here, you have convenient access to the ground floor WC and a cozy lounge, perfect for relaxation or entertaining.

STAIRS AND LANDING

The staircase ascends gracefully from the lounge, adorned with neutral carpeting and neutral painted decor that continues the home's cohesive style. A built-in storage cupboard is conveniently located, offering practical storage space while keeping the area uncluttered and organized.

GROUND FLOOR WC

The ground floor WC is fitted with a modern white two-piece suite, featuring a low flush WC and a sleek corner sink with chrome taps. The neutral painted decor and tiled floor give the space a clean, contemporary feel, complemented by tiled surrounds. A frosted UPVC window offers both natural light and privacy, while a radiator ensures comfort.

LOUNGE DINER

15'1" x 17'5" (4.60 x 5.32)

The spacious lounge offers a warm and inviting ambiance, complete with neutral carpeting and freshly painted decor. A charming feature fireplace, with an electric fire, serves as a focal point, adding both style and comfort to the space. A radiator ensures warmth, and the staircase elegantly ascends to the first floor, blending seamlessly into the room's tasteful design.

KITCHEN DINER

15'0" x 9'5" (4.58 x 2.89)

The kitchen diner is both stylish and functional, featuring a generous selection of white drawers, wall, and base units topped with a complementary laminated worktop. The layout includes a sleek stainless steel sink with a chrome mixer tap, a four-ring gas hob, oven, and extractor. There's ample space and plumbing for a washing machine, as well as room for an American-style fridge freezer and dining table. Neutral painted décor and tiled flooring create a fresh and cohesive look, while a pantry/store provides additional storage. A uPVC window brings in natural light, and uPVC French doors open to the outdoors, enhancing the sense of space and flow.

BEDROOM ONE

11'8" x 8'4" (3.57 x 2.56)

Bedroom One, situated at the front elevation, is designed with a neutral palette featuring neutral carpeting and soft, neutral-painted walls. A uPVC window allows for ample natural light, while a radiator ensures comfort, making this a cozy and inviting retreat.

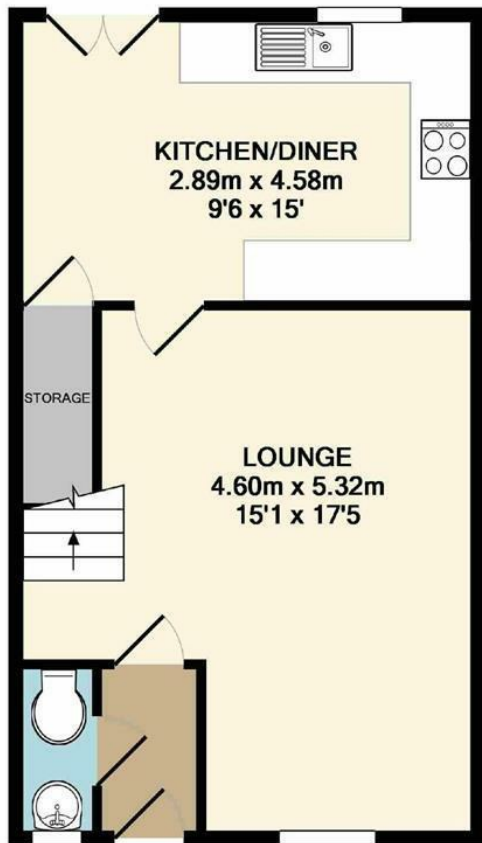
ENSUITE SHOWER ROOM

The bathroom boasts a stylish white suite, complete with a modern shower cubicle, a low flush WC, and a sleek sink with chrome taps, elegantly set into a vanity unit for added storage. The neutral painted decor and tiled surrounds complement the room's clean aesthetic, while a neutral carpet adds warmth underfoot. A radiator provides comfort, and an extractor fan ensures ventilation, making this a practical yet inviting space.

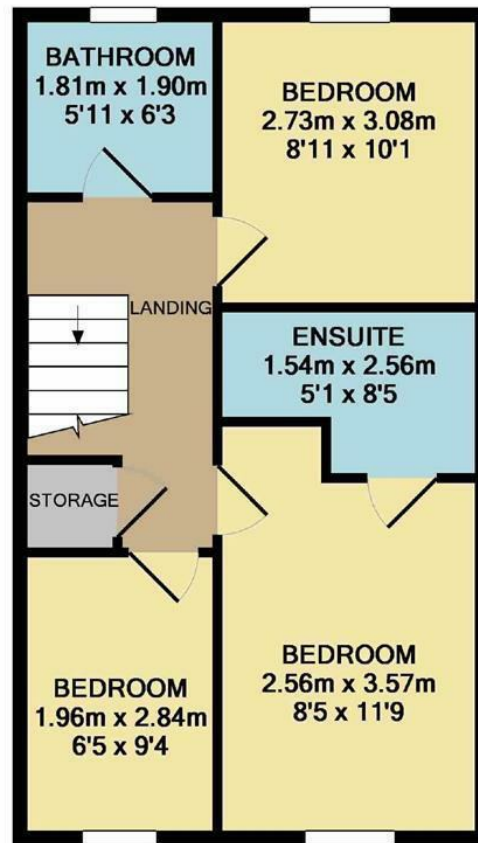
BEDROOM TWO

10'1" x 8'11" (3.08 x 2.73)

Bedroom Two, a spacious double, is positioned at the rear elevation and showcases neutral carpeting and painted decor, creating a calming and versatile atmosphere. A UPVC window offers a lovely view to the rear, and a radiator provides comfort, making this room ideal as a guest or secondary bedroom.



GROUND FLOOR
APPROX. FLOOR
AREA 37.8 SQ.M.
(407 SQ.FT.)



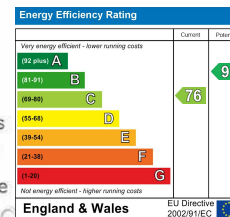
1ST FLOOR
APPROX. FLOOR
AREA 37.8 SQ.M.
(407 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.7 SQ.M. (815 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Property Listings



BEDROOM THREE

9'3" x 6'5" (2.84 x 1.96)

Bedroom Three, a generously sized single, is located at the front elevation and features neutral carpeting and neutral painted decor, offering a peaceful and adaptable space. A UPVC window fills the room with natural light, while a radiator ensures a cozy environment, making this an excellent choice for a guest bedroom or home office.

BATHROOM

6'2" x 5'11" (1.90 x 1.81)

The family bathroom is elegantly appointed with a white suite that includes a bathtub fitted with a chrome shower overhead, a low flush WC, and a ceramic hand basin with chrome taps, all set into a stylish vanity unit for added storage. Tiled surrounds and neutral painted décor create a fresh, clean ambiance, while a UPVC frosted window ensures privacy and natural light. A radiator provides warmth, making this bathroom both functional and inviting.

OUTSIDE

The two allocated parking spaces are located under the archway to the side of the property, To the rear of he property is an enclosed garden with lawn and patio with access to the communal car park.

GENERAL INFORMATION

Tenure: FREEHOLD
Energy Performance Rating: C
Council Tax Band- C
Gas Central Heating - Combi Boiler
uPVC Double Glazing

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.

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.

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