



Lincoln Way, North Wingfield, Chesterfield, Derbyshire S42 5RR



£825 Per Month

PINEWOOD

**Lincoln Way
North Wingfield
Chesterfield
Derbyshire
S42 5RR**

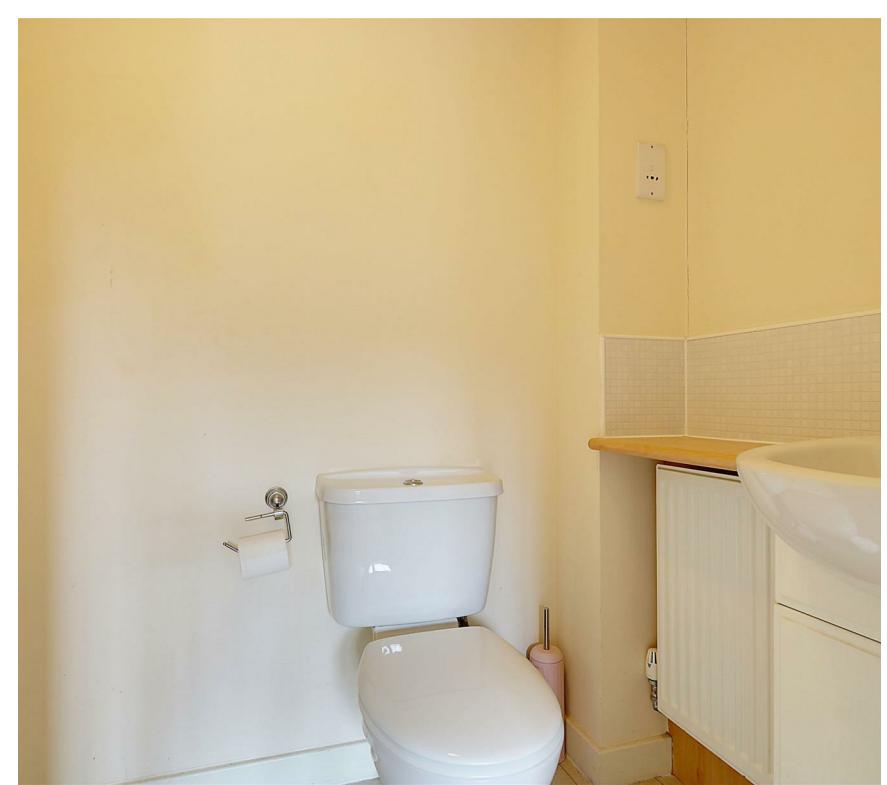


£825 Per Month

**3 bedrooms
2 bathrooms
2 receptions**

- SITUATED ON A CUL DE SAC
- VILLAGE LOCATION - POPULAR RESIDENTIAL ESTATE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING - COUNCIL TAX BAND B - EPC RATED C
- DOWNSTAIRS WC/CLOAKROOM
- EN SUITE SHOWER ROOM TO MAIN BEDROOM
- DINING KITCHEN WITH PANTRY/STORE AND UPVC DOORS LEADING OUT TO REAR GARDEN
- MODERN BATHROOM WITH WHITE SUITE
- DRIVEWAY PARKING FOR TWO CARS TO THE FRONT OF THE PROPERTY
- NEUTRAL DECOR AND CARPETS THROUGHOUT
- CLOSE TO ALL THE LOCAL VILLAGE AMENITIES AND EASY ACCESS TO THE M1 MOTORWAY JUNCT 29





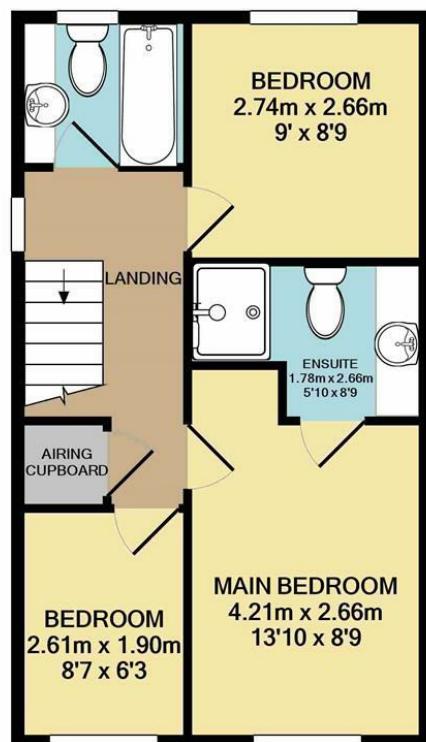
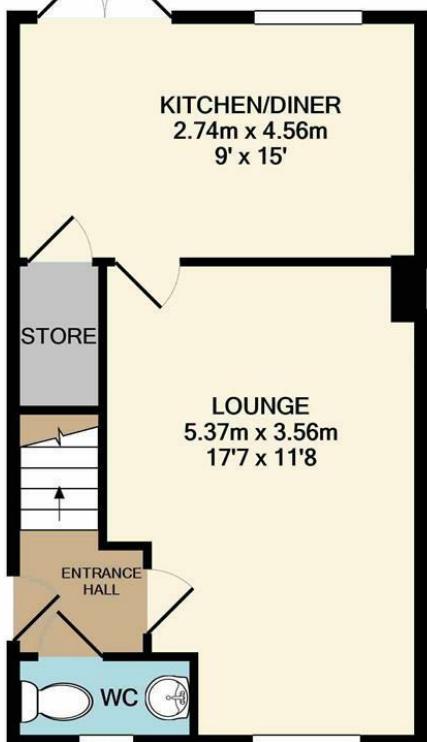
****GREAT FAMILY HOME**CUL DE SAC VILLAGE LOCATION****This spacious three bed family home is situated on a cul de sac in this popular residential estate in the village of North Wingfield, close to all the local village amenities, Tupton Hall School and within easy reach to J29 of the M1. The property downstairs has entrance hall, w.c/cloakroom, lounge with feature fireplace and modern dining kitchen with pantry/store and uPVC french doors leading to the fully enclosed rear garden. To the first floor is a main bedroom with en suite shower room, a further double bedroom and a single, the bathroom has a white suite and a bath. To the rear is a fully enclosed garden and patio and to the front is driveway parking for two cars. uPVC Double Glazing and Gas Central Heating.

****VIRTUAL VIDEO TOUR AVAILABLE - take a look around****

****PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION****

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.



GROUND FLOOR
APPROX. FLOOR
AREA 36.8 SQ.M.
(396 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.8 SQ.M. (794 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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1ST FLOOR
APPROX. FLOOR
AREA 37.0 SQ.M.
(398 SQ.FT.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		73
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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Mansfield, NG1
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Clowne, S43 4JN
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Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
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Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
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ESTAS
WINNER



CHESTERFIELD
HIGH STREET
AWARDS
WINNER



FEDERATION
OF INDEPENDENT
AGENTS

PINEWOOD