



Langer Lane, Wingerworth, Chesterfield, S40 2JG

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£170,000

PINEWOOD





# Langer Lane Wingerworth Chesterfield S40 2JG

**£170,000**

**2 bedrooms  
1 bathrooms  
2 receptions**

- Charming two-bedroom home would benefit from modernising
  - Bay-fronted lounge area
  - Stylish, modern kitchen
- Expansive rear garden - south facing
- Open front views - close to the park
- Multi-use garden space - patio and lawn
  - Double glazing throughout
- Gated driveway access for two cars
- Versatile home in a sought after location
  - Freehold - Council Tax Band (B)







OUTSTANDING FAMILY HOME WITH EXPANSIVE GARDEN SPACE, READY TO MAKE IT YOUR OWN...

Nestled on the picturesque Langer Lane on the edge of Wingerworth, Chesterfield, this is a delightful semi-detached house that offers a perfect blend of comfort and character. This charming two-bedroom home features a spacious bay-fronted lounge that welcomes natural light, creating a warm and inviting atmosphere.

At the heart of the home lies a well-appointed kitchen, fitted with oak-style units, butcher's block-effect worktops, and practical laminate flooring. Integrated appliances include a built-in oven with NEFF electric hob and extractor, alongside a built-in fridge and freezer. A drainer sink sits below a UPVC window overlooking the sun-room, and a central heating radiator ensures the space is as comfortable as it is functional—ideal for both everyday use and entertaining.

One of the standout features of this property is its expansive rear south facing garden, reminiscent of a park, complete with fruit trees and a greenhouse. This versatile outdoor space is perfect for gardening enthusiasts or families seeking a safe and scenic area for children to play. Open views over the park to the front further enhance the sense of space and tranquility.

Modern conveniences such as central heating and double glazing ensure year-round comfort. A gated driveway adds security and ease, while the potential for extension—subject to planning permission—offers exciting opportunities for future growth.

This property is not just a house; it's a home suited to a range of lifestyles, whether you're a young family, a couple, investor or looking to downsize. Early viewing is highly recommended to appreciate the generous interior, beautiful setting, and remarkable versatility that Langer Lane has to offer. Don't miss the opportunity to make this charming residence your own.

**\*\*Video tour available, take a look around!\*\***

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

#### ENTRANCE HALL

Step through the front door into a welcoming entrance hall, featuring a central heating radiator, fitted carpet underfoot, and stairs with twin banister rails rising to the first floor. A warm and inviting start to this spacious home.

#### LOUNGE

16'1" x 11'1" (4.91 x 3.38)

To the left, the generously sized lounge boasts a large bay window overlooking the front garden and park beyond. A standout brick feature wall with chimney breast and integrated fireplace adds character, complemented by wall-mounted lighting, fitted carpet, and a central heating radiator for cosy evenings.

#### KITCHEN / DINER

11'6" x 10'10" (3.53 x 3.32)

The heart of the home is a well-appointed kitchen with practical laminate flooring and warm oak-style unit fronts. Butcher's block-effect worktops provide both charm and function, while integrated appliances include a built-in oven with NEFF electric hob and extractor. The drainer sink is set below a UPVC window overlooking the sun room, and both a built-in fridge and freezer are neatly tucked into the cabinetry. Another central heating radiator completes the space.

#### WC

2'11" x 6'7" (0.91 x 2.03)

Located just off the kitchen, the downstairs water closet features fitted carpet, two privacy-glazed UPVC windows, a suspended hand wash basin with tiled splash back, a low-flush WC, and a central heating radiator—ideal for guests and family convenience.

#### SUN ROOM / DINING ROOM

6'2" x 14'6" (1.89 x 4.44)

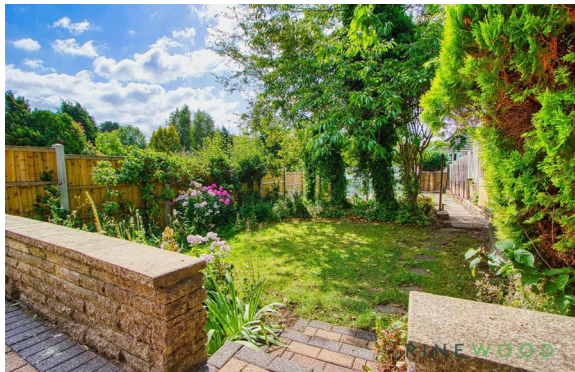
A versatile sun room doubles as a dining area, with matching laminate flooring and a wraparound of UPVC windows offering panoramic views of the rear garden. A glass side door provides access to the garden and driveway, enhancing flow between indoor and outdoor living.

#### GARDEN

The rear garden is a true standout feature—substantial in length and full of character. A paved brick area at the top is perfect for summer barbecues and outdoor seating. Beyond lies a lush lawn, followed by a gravelled path leading past a greenhouse and planting patch, extending all the way to a second grassed area framed by mature apple trees. It's a green-fingered paradise with ample space for children to play or future landscaping.

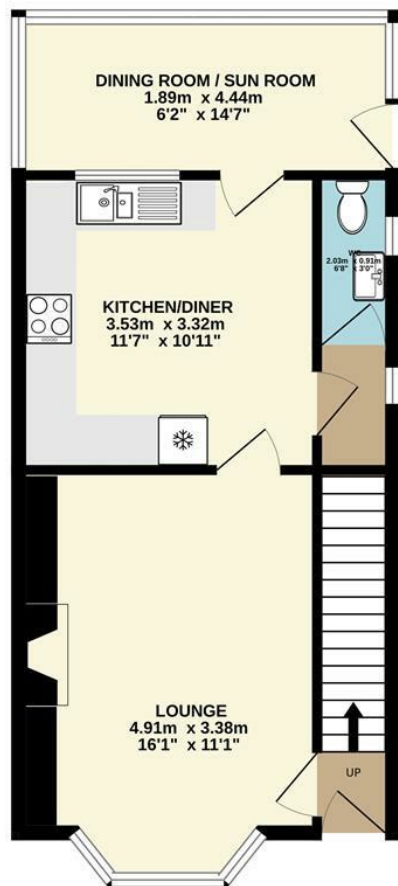
#### LANDING

The carpeted staircase leads to a fully carpeted landing with a UPVC window offering natural light and a view to the side.

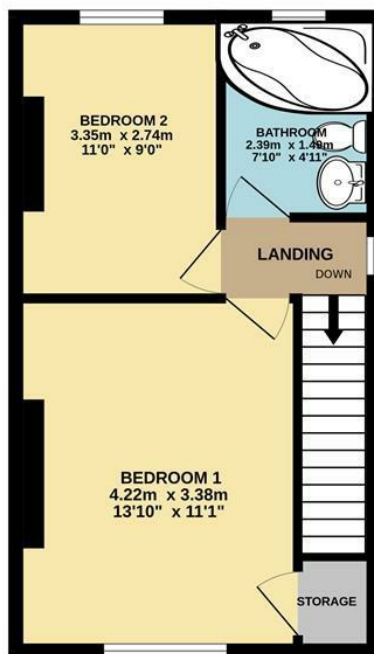




GROUND FLOOR  
43.0 sq.m. (463 sq.ft.) approx.



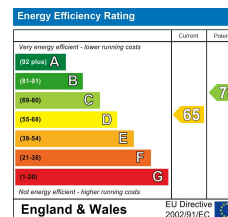
1ST FLOOR  
31.7 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA : 74.8 sq.m. (805 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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## FAMILY BATHROOM

7'10" x 4'10" (2.39 x 1.49)

Generously sized, the family bathroom features fitted carpet around the room and the base of a large corner bath. A shower is fitted over the bath for flexibility. Additional features include a central heating radiator, a vanity sink unit, a low-flush WC, and a privacy-glazed UPVC window.

## BEDROOM 1

13'10" x 11'1" (4.22 x 3.38)

A large double room at the front of the property, bedroom one enjoys views of the park opposite through a wide UPVC window. It includes a plush fitted carpet, a chimney breast feature, built-in wardrobe space, and a central heating radiator.

## BEDROOM 2

10'11" x 8'11" (3.35 x 2.74)

Another well-sized double, bedroom two is located at the rear with impressive views down the length of the garden. It features a fitted carpet, central heating radiator, chimney breast detail, loft access, and a large UPVC window.

## EXTERIOR

The front of the home offers a gated driveway for secure off-road parking, a small garden area with established planting beds, and hedges providing a pleasant green boundary on either side.

## GENERAL INFORMATION

COUNCIL TAX BAND: B  
TOTAL FLOOR AREA: 74.8 sq.m. (805 sq.ft.) Approx  
uPVC Double Glazing  
Tenure - Freehold  
Gas Central Heating  
uPVC Double Glazing  
EPC Rated D

## A RESERVATION AGREEMENT MAYBE 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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