



# Traditional Method Of Auction

**Back Lane, Pilsley, Chesterfield, Derbyshire S45 8HJ**

 3  1  2  EPC  D

**Auction Guide £160,000**

PINEWOOD



# Back Lane Pilsley Chesterfield Derbyshire S45 8HJ



## Auction Guide

**3 bedrooms**  
**1 bathrooms**  
**2 receptions**

- NO CHAIN - Three double bedrooms - The extension could be used as an 1 bed annexe
- Generous corner plot - Beautifully landscaped gardens to three sides with pond, several sheds, and ample outdoor space - a gardeners delight!
  - Driveway gated parking for several cars and workshop/store/garage
  - Versatile garden room/utility room with ground floor wc and access to the 1st floor bedroom
  - Light-filled conservatory with sliding doors leading to the garden
  - Spacious lounge featuring a charming stone fireplace and dining room
- Modern fully tiled bathroom with bath with glass screen and shower, low flush WC, and beech-effect vanity unit with ceramic sink
  - The plot is on two titles - The 2nd title has previously had planning for one dwelling
  - Situated in a semi rural position on a quiet cul de sac location
- Easy access to the main commuter routes, Chesterfield, Clay Cross and M1 motorway access



This property is for sale by Traditional Method of Auction powered by i am sold LTD -

Starting Bid £180,000 + Reservation Fee

Charming Corner Plot Family Home with Spacious Gardens and Versatile Living Space

Set on a generous corner plot on a quiet cul de sac in this semi rural village with land extending to three sides, this delightful detached family home offers a perfect blend of indoor and outdoor living with lots of potential. Approached via a gated driveway providing parking for several vehicles, the property boasts beautifully landscaped gardens, ideal for outdoor or gardening enthusiasts.

Step inside through the welcoming porch that leads into a dining room. The spacious lounge is perfect for relaxing or entertaining with a charming stone fireplace adding warmth and character. The well-equipped kitchen benefits from an integrated oven, 4-ring induction hob, and extractor fan with entry to the light-filled conservatory and sliding doors opening onto the garden, creating an inviting space to enjoy year-round.

Including three double bedrooms: two to the ground floor and one on the first floor with its own entrance, and this could be converted for use as an annexe if you wished. The modern bathroom is fully tiled and comprises a bath with glass screen and shower, low flush WC, and a ceramic sink set into a beech-effect vanity unit. Additional practical spaces include a versatile garden room ideal as a utility area, and under-stairs storage cupboard, access to the ground floor wc and stairs rise to the first floor bedroom.

The garage/store benefits from lighting, power, offering ample space for parking, if required or storage. This well-maintained property is perfectly suited for families seeking versatile spacious living, excellent outdoor space.

The location offers easy access to local amenities in Clay Cross, a short drive to Chesterfield, M1 motorway and close proximity to the village amenities and Five Pits Trail

#### TRADITIONAL METHOD OF AUCTION

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional

#### PORCH

Welcoming entrance porch featuring a tiled floor, uPVC door and windows, complemented by fresh, neutral décor – the perfect introduction to this charming home.

#### DINING ROOM

14'5" x 12'7" (4.40 x 3.85)

A bright and inviting dining room boasting wood-effect vinyl flooring, a combination of painted and wallpapered décor, and a uPVC window allowing for natural light. Includes a built-in storage cupboard and convenient loft access.

#### LOUNGE DINER

16'6" x 11'0" (5.05 x 3.36)

A spacious and comfortable lounge featuring fitted carpet, dual uPVC windows for ample natural light, and an additional wooden window overlooking the porch. A charming stone fireplace creates a cosy focal point, complemented by a central heating radiator.

#### KITCHEN

12'0" x 8'7" (3.67 x 2.63)

Well-appointed kitchen with tile-effect vinyl flooring and stylish tiled surrounds. Features include a uPVC window and door, neff integrated oven with 4-ring induction hob and extractor fan, laminate worktops, composite sink with chrome mixer tap, and a central heating radiator. Bright and functional with ample natural light from dual uPVC windows

#### CONSERVATORY

19'7" x 7'0" (5.98 x 2.14)

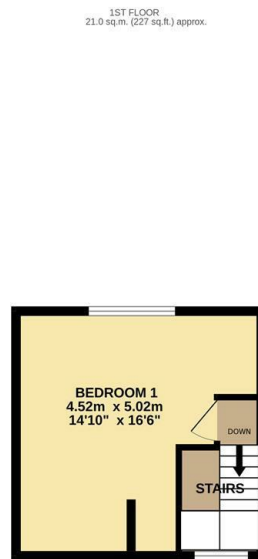
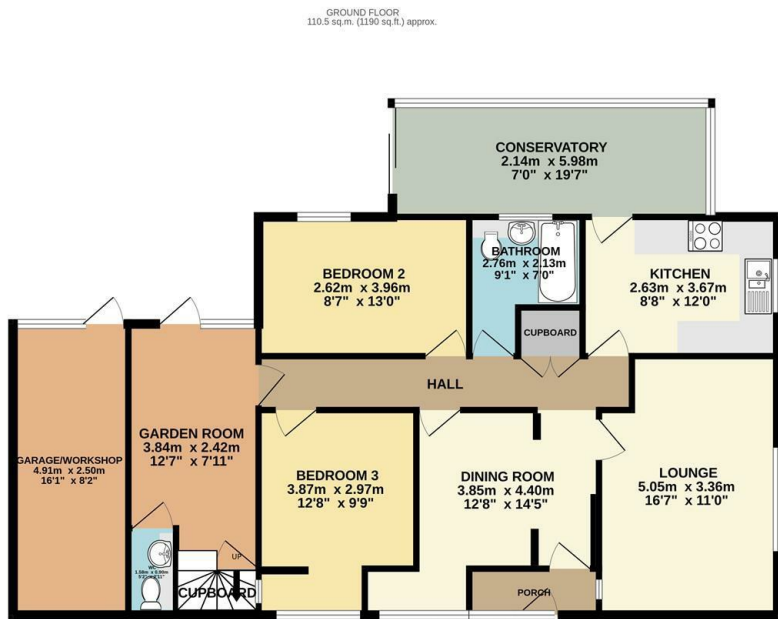
A delightful conservatory offering a relaxing space with fitted carpet, large uPVC windows providing plenty of natural light, and sliding doors leading out to the garden – perfect for enjoying the outdoors all year round.

#### BATHROOM

9'0" x 6'11" (2.76 x 2.13)

A stylish and modern bathroom, fully tiled for a sleek finish. Features include a wall-mounted chrome towel radiator, frosted uPVC window for privacy, a bath with glass screen and overhead shower, low flush WC, and a ceramic sink with chrome mixer tap set into a contemporary beech-effect vanity unit.

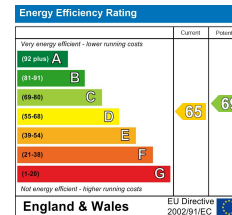




TOTAL FLOOR AREA: 131.6 sq.m. (1416 sq.ft.) approx.

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.

Made with Metropix ©2025



## BEDROOM TWO

12'11" x 8'7" (3.96 x 2.62)

A spacious ground floor double bedroom situated to the rear of the property, featuring fitted carpet, neutral painted décor, a central heating radiator, and a uPVC window offering pleasant views and natural light.

## BEDROOM THREE

12'8" x 9'8" (3.87 x 2.97)

A bright and airy front-facing double bedroom, featuring laminate flooring, neutral painted décor, and a large uPVC window allowing plenty of natural light. Ideal as a guest room, home office, or additional bedroom.

## GARDEN/UTILITY ROOM

12'7" x 7'11" (3.84 x 2.42)

A versatile garden room ideal as a utility space, featuring tiled flooring, a uPVC window and door for garden access, a radiator, fresh painted décor, and a handy under-stairs storage cupboard. Perfect for practical everyday use or extra storage.

## GROUND FLOOR WC

5'0" x 2'11" (1.54 x 0.9)

A convenient downstairs WC with tiled flooring and part-tiled walls complemented by painted finishes. Includes a cistern WC and a ceramic sink with chrome taps set into a stylish vanity unit.

## BEDROOM ONE

16'5" x 14'9" (5.02 x 4.52)

Situated on the first floor, this versatile space offers excellent potential to be converted into a self-contained annexe with the addition of washing facilities. Bedroom One is a generous double room featuring neutral painted décor, a radiator, and a uPVC window, providing a bright and comfortable living area.

## GARAGE/STORE/WORKSHOP

16'1" x 8'2" (4.91 x 2.50)

A practical garage and storage space equipped with lighting, power supply, a uPVC frosted window for natural light and privacy, a radiator, and a convenient water tap—offering versatile functionality for both parking and storage needs.

## EXTERIOR

Set on a generous corner plot with land to three sides, this property boasts a gated gravel driveway with ample parking for up to six vehicles. The beautifully landscaped garden is well stocked with a variety of plants and shrubs, featuring decorative elements, a tranquil pond, and several useful garden sheds—perfect for outdoor enthusiasts or those seeking additional storage. Solar Panels.

## GENERAL INFORMATION

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING: Combi Boiler - Warranty Remaining

SOLAR PANELS

COUNCIL TAX BAND: B

EPC RATING: D

TOTAL FLOOR AREA - 1416 sq ft / 131.6 sq m

LOFT - PARTIALLY BOARDED WITH LIGHTING, POWER AND PULL DOWN LADDER

## 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 appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

Mansfield branch  
24 Albert Street  
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

PINEWOOD

