



Longedge Lane, Wingerworth, Chesterfield, Derbyshire S42 6PD

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EPC

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Guide Price £350,000

PINEWOOD



# Longedge Lane Wingerworth Chesterfield Derbyshire S42 6PD



## Guide Price £350,000

**4 bedrooms**  
**1 bathrooms**  
**1 receptions**

- SOUGHT AFTER VILLAGE LOCATION - QUIET CUL DE SAC - POTENTIAL TO EXTEND (STPP)
- EASY ACCESS TO THE MAIN A61 COMMUTER ROUTE AND M1 MOTORWAY JUNCT 29
  - GATED DRIVEWAY PARKING FOR UP TO THREE CARS AND SINGLE GARAGE
- WALKING DISTANCE TO THE AVENUE WASHLANDS NATURE RESERVE AND THE HUNLOKE PUB
- GAS CENTRAL HEATING - COMBI BOILER - UPVC DOUBLE GLAZING - COUNCIL TAX BAND C
  - DUAL ASPECT LOUNGE WITH FEATURE FIREPLACE
  - TWO DOUBLE BEDROOMS
- LARGE FRONT GARDEN - PRIVATE EAST FACING GENEROUS ENCLOSED GARDEN WITH RAISED POND
  - LAYBY PARKING TO THE REAR ACCESS ONTO LONGEDGE LANE
- NEWLY FITTED BATHROOM WITH WHITE SUITE AND SHAPED BATH WITH SHOWER OVER



#### FOUR BED DETACHED HOUSE - Sought After Village Location

Nestled in a quiet cul-de-sac in the highly sought-after village of Wingerworth, this detached house offers two ground floor bedrooms with attic conversion offering two occasional rooms and offers a perfect blend of comfort and character. With potential to extend (stpp)

Local amenities include well regarded schools, shops, pubs, and scenic spots such as the Avenue Washlands Nature Reserve, with excellent commuter links via the A61 and M1 Motorway, Chesterfield and Clay Cross within easy reach, and the Peak District nearby.

The property comprises a hallway leading to a dual-aspect lounge with electric fire. The kitchen diner is well equipped, with two double bedrooms, one with built in storage. The fully tiled bathroom includes a P-shaped bath with glass screen and shower over. Two versatile attic rooms with skylight windows provide additional space which could be used as an occasional room, hobby room or additional storage.

Externally, the property boasts a gated driveway for up to four cars and a generous east-facing rear garden with mature oak and sycamore trees, raised pond, and gated access to Longedge Lane and layby parking. A single garage with lighting and power completes the home.

Additional benefits include gas central heating, uPVC double glazing, and Council Tax Band C. This delightful bungalow offers an ideal opportunity to enjoy peaceful village living with excellent amenities, commuter access, and beautiful outdoor space.

**\*\*Please note the attic rooms do not meet buildings regulations - Possibility to extend (stpp)\*\***

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

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#### KITCHEN DINER

12'3" x 10'4" (3.75 x 3.15)

A practical and well-presented kitchen/diner featuring tiled-effect vinyl flooring, painted décor, and a range of wall and base units with laminated worktops and tiled splashbacks. The kitchen includes a ceramic 1.5 sink with chrome mixer tap, a uPVC window, and a uPVC door to the exterior. There is space and plumbing for a washing machine, as well as space for a tall fridge/freezer

#### HALLWAY

A hallway with tiled-effect vinyl flooring and painted décor. The space features a radiator, a uPVC door to the exterior, and stairs leading to the first floor, providing a practical and inviting entrance to the home.

#### LOUNGE

13'11" x 12'4" (4.25 x 3.78)

A bright, dual-aspect lounge featuring solid oak wood flooring, painted décor, coving, and a ceiling rose. The room benefits from multiple uPVC windows and a radiator, creating a welcoming and airy living space.

#### BATHROOM

7'4" x 6'8" (2.24 x 2.04)

A stylish and practical bathroom featuring fully tiled walls and tiled flooring. The room includes a wall-mounted towel radiator, inset spotlights, a low-flush WC, and a wall-mounted sink with chrome mixer tap. There is a P-shaped bath with glass screen and chrome mixer tap, and a frosted uPVC window provides natural light. A built-in cupboard houses the boiler, offering additional storage.

#### BEDROOM ONE

12'1" x 10'2" (3.69 x 3.12)

A spacious double bedroom to the rear of the property, featuring solid oak wood flooring, painted décor, a radiator, and a uPVC window, providing a bright and comfortable retreat.

#### BEDROOM TWO

10'9" x 10'6" (3.30 x 3.22)

A double bedroom positioned to the rear of the property, featuring grey carpet, painted décor, a radiator, and a uPVC window, offering a comfortable and light-filled space.

#### ATTIC ROOM ONE

9'8" x 9'0" (2.97 x 2.75)

A versatile attic room featuring painted décor, a skylight window, and eaves storage, providing a bright and flexible space ideal for an occasional room, home office, or additional storage.

#### ATTIC ROOM TWO

9'8" x 6'6" (2.97 x 2.00)

A versatile attic room featuring painted décor and a skylight window, offering a bright and flexible space suitable for a bedroom, home office, or additional storage.

#### SINGLE GARAGE

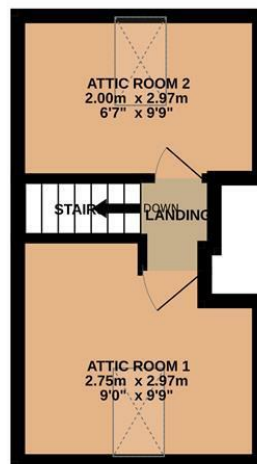
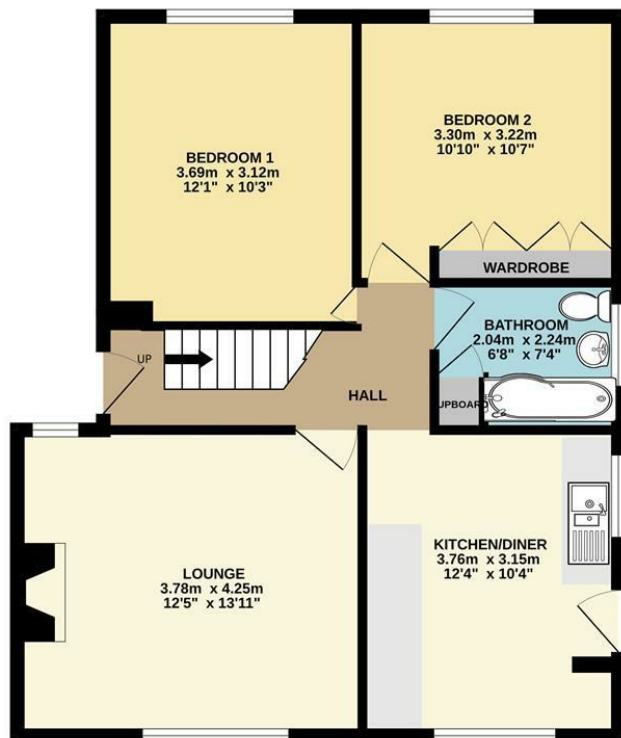
16'4" x 9'0" (5.00 x 2.75)

A brick-built single garage with an up-and-over door, window, lighting, and power, offering secure and practical storage or workshop space.



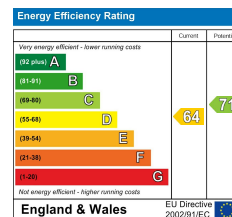
GROUND FLOOR  
59.2 sq.m. (637 sq.ft.) approx.

1ST FLOOR  
15.4 sq.m. (165 sq.ft.) approx.



TOTAL FLOOR AREA : 74.5 sq.m. (802 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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## EXTERIOR

To the front, the property features a lawn and a gated driveway providing parking for 3-4 vehicles. The rear garden is east-facing, fully enclosed with lawn and raised pond, and can also be accessed via gated stairs leading to Longedge Lane, with layby parking. The garden is enhanced by five mature oak and sycamore trees, creating a private and attractive outdoor space.

## GENERAL INFORMATION

EPC Rated TBC  
Tenure - Freehold  
uPVC Double Glazing  
Gas Central Heating - Combi Boiler  
Council Tax Band C  
Total Floor Area 803.00 sq ft / 74.6 sq m

## 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.

## 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

## MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

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

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