



Lambourne Court, off Jepson Road, Hasland, Chesterfield, Derbyshire S41 0NZ

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Offers In The Region Of  
£140,000

PINEWOOD





# Lambourne Court, off Jepson Road Hasland Chesterfield Derbyshire S41 0NZ



## Offers In The Region

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

- NO CHAIN - Early viewing is highly recommended for this exceptionally well-presented and deceptively spacious two double bedroom first-floor apartment. Ideal for first-time buyers, downsizers, or investors
- Located in a sought-after residential development, the property offers easy access to a range of local amenities including a doctors' surgery, regular bus routes, the town centres of Chesterfield and Clay Cross, hospital, and train station
- The principal double bedroom features fitted wardrobes
- The open-plan lounge and dining area flows seamlessly into the integrated kitchen with breakfast bar seating and a Juliet balcony enhancing the living space with natural light and fresh air
- Externally, the property benefits from well-maintained communal grounds and allocated off-street parking for residents only
- Ideally located for excellent transport links via the A617 and M1 Motorway (Junction 29), providing easy access for commuters - Only a short walk onto the Avenue nature reserve
- The property is neutrally decorated throughout and offers well-proportioned, flexible living accommodation, benefiting from uPVC double glazing and electric heating
- The stylish bathroom features a sleek white suite with a shower over the bath, offering both comfort and functionality
- The second generously sized bedroom offers versatility as a guest room, office, or home working space, and includes a large built-in cupboard





**NO CHAIN - IDEAL FOR THE FIRST TIME BUYER, INVESTOR OR THOSE LOOKING TO DOWNSIZE**

Nestled in the charming sought after village location of Hasland, Chesterfield, this delightful first-floor apartment with its own front door at Lambourne Court offers a perfect blend of comfort and convenience. Built in 2008, the property boasts a modern design and is well-maintained, making it an ideal choice for first-time buyers, investors and those looking to downsize.

Spanning an impressive 731 square feet, the apartment features a spacious open plan lounge diner that invites natural light, creating a warm and welcoming atmosphere, leading to the well equipped modern kitchen with breakfast bar.

The two well-proportioned bedrooms provide ample space for relaxation and rest, the main bedroom has built in wardrobes and the second bedroom has a built in cupboard, ideal for use as a guest bedroom, study or nursery.

The sleek contemporary bathroom is designed with functionality in mind, having a three piece white suite with shower over bath

Residents will appreciate the convenience of designated parking for one vehicle, ensuring ease of access to the property, with visitor spaces available. The location off Jepson Road offers a peaceful setting, while still being within easy reach of local village amenities, nature reserve, well regarded schools, transport links, main commuter routes to the towns of Chesterfield and Clay Cross and M1 junct 29, making it a practical choice for everyday living.

This apartment is not just a home; it is a lifestyle choice that combines modern living with the tranquillity of a suburban environment. Whether you are looking to invest or seeking a new place to call home, this property is certainly worth considering.

**PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING.**

#### **Private Entrance Staircase To First Floor**

Ground floor entrance door and stairs rise to the 1st floor accommodation.

#### **Landing**

A spacious hallway which gives access to all rooms.

#### **Kitchen/Lounge/Diner**

21'11" x 17'3" (6.70 x 5.27)

Enjoy a spacious open-plan living area featuring a modern kitchen equipped with a comprehensive range of base and wall cupboards, complemented by matching work surfaces and upstands. The kitchen boasts an inset stainless steel sink, integrated electric oven, hob, and chimney extractor with aluminium splashbacks, plus an integrated dishwasher and a handy breakfast bar. Downlights create a stylish ambience, while the bright and airy living space is enhanced by a front-facing Juliet balcony and an additional window, flooding the room with natural light

#### **Bedroom One**

13'4" x 10'8" (4.07 x 3.27)

This double bedroom is neutrally decorated and carpeted, featuring a rear-facing window, double fitted wardrobes with mirrored fronts, and an electric heater

#### **Bedroom Two**

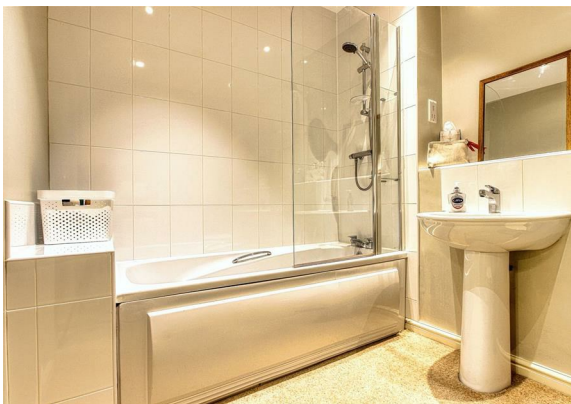
13'4" x 7'5" (4.07 x 2.27)

The second double bedroom is neutrally decorated with carpet and electric heating, featuring a rear-facing window. This versatile room can serve as a bedroom, study, or home office, and includes a large cupboard with a hanging rail.

#### **Bathroom**

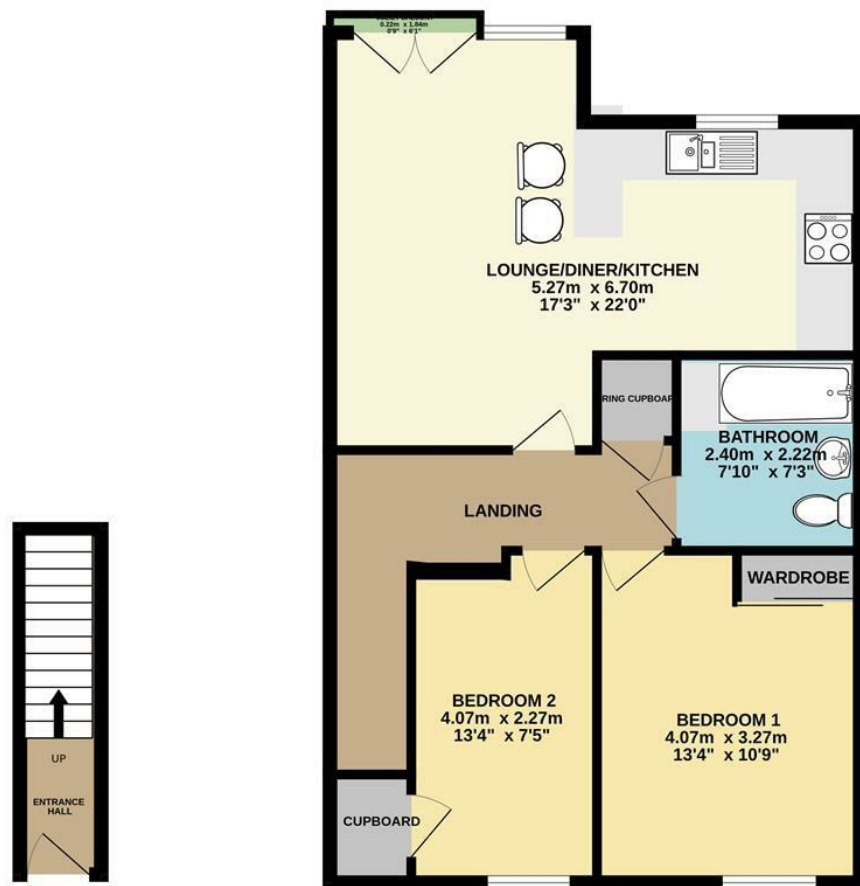
7'10" x 7'3" (2.40 x 2.22)

Spacious family bathroom featuring a white three-piece suite, including a bath with an overhead shower and screen, pedestal wash hand basin, and low-level WC. The walls are partially tiled for a clean, modern finish



GROUND FLOOR  
4.2 sq.m (55 sq.ft.) approx.

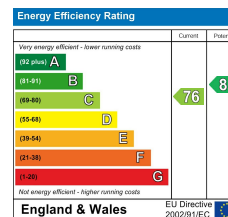
1ST FLOOR  
63.7 sq.m (685 sq.ft.) approx.



TOTAL FLOOR AREA: 67.9 sq.m (731 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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Communal grounds featuring pleasant, well-maintained landscaping and allocated off-street parking exclusively for residents

### Exterior

Heating: Electric Cylinder Boiler  
Tenure: Leasehold

Council Tax Band B  
Total Floor Area 731.00 sq ft / 67.9 sq m  
uPVC Double Glazing

### 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 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.

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