

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

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£165,000

PINEWOOD





# Lincoln Way North Wingfield Chesterfield Derbyshire S42 5RR

## £165,000

**3 bedrooms  
2 bathrooms  
1 receptions**

- NO CHAIN - PERFECT FOR THE FIRST TIME BUYER OR INVESTOR
- SITUATED ON A CUL DE SAC IN A POPULAR RESIDENTIAL ESTATE IN A VILLAGE LOCATION
- NEW DECOR THROUGHOUT - NEW GREY CARPETS AND NEW FLOORING THROUGHOUT
  - GROUND FLOOR WC - FAMILY BATHROOM - ENSUITE SHOWER ROOM
- MODERN KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR - USEFUL PANTRY/STORE
  - SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - LEASEHOLD - COUNCIL TAX BAND B
- ENCLOSED REAR GARDEN WITH LAWN AND PATIO - FAR REACHING VIEWS TO THE REAR
- EASY ACCESS TO THE MAIN COMMUTER ROUTES, M1 MOTORWAY ACCESS AND THE TOWNS OF CLAY CROSS AND CHESTERFIELD
  - CLOSE TO ALL THE VILLAGE AMENITIES AND WELL REGARDED SCHOOLS





Nestled in the charming village of North Wingfield, Chesterfield, this delightful mid-town house on Lincoln Way offers a perfect blend of comfort and convenience. Spanning an inviting 776 square feet, the property features three well-proportioned bedrooms, making it an ideal home for the first time buyers and families or those seeking extra space.

Upon entering, you are welcomed into a hallway and convenient ground floor wc, then a spacious reception room that provides a warm and inviting atmosphere with feature fireplace, perfect for both relaxation and entertaining guests. The layout flows seamlessly into a modern kitchen diner with integrated oven, hob and extractor, useful pantry/store and uPVC doors leading out to the rear garden, the perfect place for entertaining family and friends.

Upstairs the property boasts two bathrooms, the family bathroom and an ensuite shower room ensuring that morning routines are hassle-free for all occupants. There are two double bedrooms and a single bedroom, each bedroom is designed to be a tranquil retreat, offering ample space for furnishings and personal touches.

Outside, the property to the front benefits from driveway parking for two vehicles, a valuable feature in today's busy world. To the rear is an enclosed garden mainly laid to lawn with patio. The surrounding area is known for its community spirit and accessibility to local village amenities, making it a desirable location for those looking to settle in a friendly neighbourhood. Within easy access to the towns of Chesterfield and Clay Cross and the M1 motorway.

This mid-town house on Lincoln Way is not just a property; it is a place where memories can be made and presents an excellent opportunity for anyone looking to establish a home in Derbyshire. Don't miss the chance to view this lovely residence and envision your future here.

#### VIDEO TOUR - TAKE A LOOK AROUND

#### ENTRANCE HALL

Composite door opening into the entrance hall with wood-effect vinyl flooring, radiator, and newly painted décor.

#### GROUND FLOOR WC

5'9" x 2'9" (1.76 x 0.85)

The ground floor WC is tastefully finished with newly painted walls, a UPVC frosted window, and an extractor fan. It offers a low flush WC, a corner pedestal sink with chrome taps, tiled splashbacks, and matching wood-effect vinyl flooring, combining style and practicality.

#### LOUNGE

17'8" x 15'0" (5.39 x 4.58)

A spacious lounge featuring a new grey carpet and freshly painted décor, complemented by a UPVC window that fills the room with natural light. The room benefits from two radiators and a stylish chrome fire set within a wooden fire surround. Stairs lead gracefully to the first floor, enhancing the open and welcoming feel of this key living space.

#### KITCHEN DINER

14'3" x 9'0" (4.35 x 2.75)

A spacious kitchen diner with wood-effect vinyl flooring and freshly painted décor, featuring a UPVC window and French doors opening onto the rear garden, allowing plenty of natural light to fill the space. The kitchen is fitted with a range of wall and base units, laminated worktops, a stainless steel sink with chrome mixer tap, and tiled splashbacks. Appliances include a four-ring gas hob with extractor, integrated oven, and beech drawers. There is also provision for a washing machine, a tall fridge/freezer, and either a dishwasher or tumble dryer. A built-in storage cupboard/pantry provides additional practical storage, making this a highly functional and welcoming space for family life and entertaining.

#### STAIRS AND LANDING

The stairs and landing are finished with a new grey carpet and freshly painted décor, creating a clean and contemporary feel. The landing provides loft access and features a built-in airing cupboard, offering practical storage space.

#### BEDROOM ONE

13'9" x 8'5" (4.21 x 2.59)

A spacious double bedroom featuring a new grey carpet, freshly painted décor, a radiator, and a UPVC window. The room benefits from direct access to an ensuite shower room, providing added convenience and privacy.

#### ENSUITE SHOWER ROOM

8'5" x 4'5" (2.59 x 1.36)

The ensuite shower room is finished with wood-effect vinyl flooring and freshly painted décor. It features a low flush WC, radiator, and a ceramic sink with chrome taps set into a wooden laminated worktop and vanity unit, complemented by tiled surrounds. The room also includes a shower enclosure and a shaver socket, providing both style and functionality.

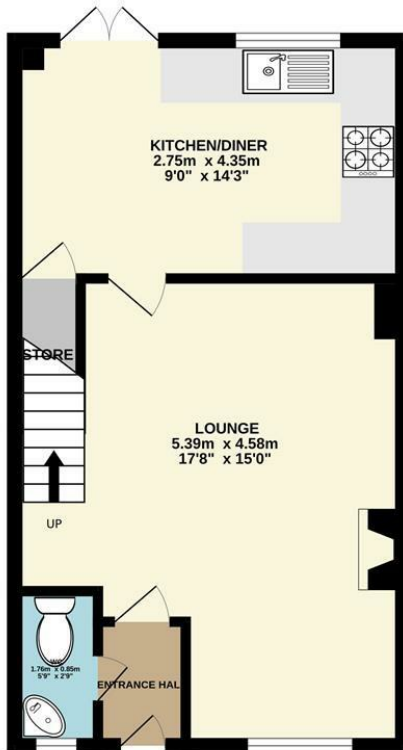
#### BEDROOM TWO

10'1" x 8'7" (3.09 x 2.62)

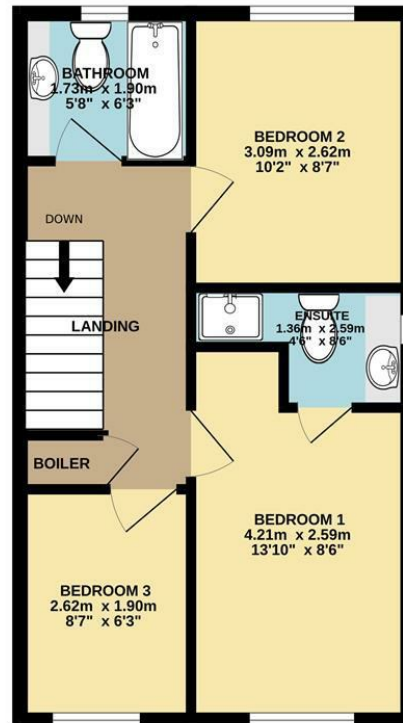
A generous double bedroom to the rear of the property, featuring a new grey carpet, freshly painted décor, a radiator, and a UPVC window, offering a bright and comfortable space.



GROUND FLOOR  
35.7 sq.m. (384 sq.ft.) approx.

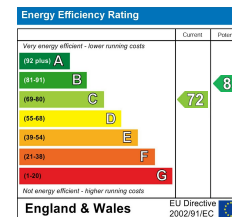


1ST FLOOR  
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 72.1 sq.m. (776 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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### BEDROOM THREE

8'7" x 6'2" (2.62 x 1.90)

A bright single bedroom to the front of the property, featuring freshly painted décor, a radiator, and a UPVC window, offering a comfortable and versatile space.

### FAMILY BATHROOM

6'2" x 5'8" (1.90 x 1.73)

The family bathroom is finished with freshly painted décor and wood-effect vinyl flooring. It features a UPVC frosted window, radiator, low flush WC, and a ceramic sink with chrome taps set into a wooden laminated worktop and vanity unit. The bath comes with chrome taps and tiled surrounds, combining practicality with contemporary style.

### EXTERIOR

To the rear, the property enjoys far-reaching views over allotments and beyond, with an enclosed garden featuring a lawn and patio area — perfect for relaxing or entertaining. At the front, there are two driveway parking spaces, with additional on-street parking also available for convenience.

### GENERAL INFORMATION

UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING: COMBI BOILER  
COUNCIL TAX BAND B  
EPC RATING: C  
TOTAL FLOOR AREA 776.00 sq ft / 72.1 sq m  
LEASEHOLD - SIMARC

### 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.

### 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

### 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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