



Blacksmith Lane, Calow, Chesterfield, Derbyshire S44 5TQ

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Price Guide £220,000

PINEWOOD



# Blacksmith Lane Calow Chesterfield Derbyshire S44 5TQ

## Price Guide £220,000

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

- NO CHAIN - GENEROUS PLOT
- TANDEM DOUBLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS
- FEXIBLE LIVING ACCOMODATION
- GAS CENTRAL HEATING (COMBI BOILER) AND MOSTLY UPVC DOUBLE GLAZING - COUNCIL TAX BAND C
- REAR PORCH/UTILITY AREA/GARDEN ROOM - GROUND FLOOR W.C/CLOAKROOM
- MODERN KITCHEN WITH BREAKFAST BAR, INTERGRATED OVEN, SEPARATE GRILL, GAS HOB AND EXTRACTOR
- THOUGH LOUNGE DINER - 9.21M WITH FEATURE GAS FIRE
- SEMI RURAL POPULAR VILLAGE LOCATION - IDEAL FOR ACCESS TO THE M1 MOTORWAY
- THREE DOUBLE BEDROOMS - ONE WITH BUILT IN WARDROBES
- CLOSE TO ALL THE VILLAGE AMENITIES, ROYAL HOSPITAL, TRAIN STATION AND ON A BUS ROUTE





This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). Call us for a viewing.

**\*\*NO CHAIN\*\***Pinewood Properties are delighted to offer this three bedroom detached bungalow, set in a spacious plot offering driveway parking for two cars and an attached tandem garage. The property benefits from front and rear gardens in a desirable village location nearby to the Town of Chesterfield. With flexible living accommodation the property offers an appealing purchase for a variety of buyers. Situated in the Calow which offers a range of amenities including a primary school, Church, public houses, Co op and pharmacy, fish and chip shop and Hospital. The property is located to the East of the village with access onto the A632 connecting to the nearby market towns of Chesterfield (2 miles) and Bolsover (4.5 miles). These towns offer a wide range of amenities and facilities including supermarkets, high street shops, restaurants and secondary schools. The property benefits from three good sized bedrooms, an attractive, well equipped kitchen with integrated oven, separate grill and gas hob, versatile space for breakfast bar/under counter appliances and access to the rear porch/utility room/garden room with plumbing for appliances and views over the rear garden. The through living diner offers a spacious dual aspect room with access to the rear garden through sliding uPVC doors and a feature fireplace, the main hallway leads to the three double bedrooms all with uPVC double glazed windows, the master bedroom over looks the rear garden with built in wardrobes. The second and third bedrooms overlook the front garden. The family bathroom has been updated and includes a shaped bath with shower over. To the front of the property offers driveway parking leading to the attached tandem double garage, with double doors

#### MODERN METHOD OF AUCTION

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder 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

The property is entered through the uPVC door into the porch and through doors into the hallway.

#### ENTRANCE HALL

The property is entered through the porch into the hallway. With carpet, loft access, radiator, coving and storage cupboard..

#### THROUGH LOUNGE DINER

30'2" x 8'2" (9.21 x 2.50)

The through lounge diner offers a spacious dual aspect room with access to the rear garden through sliding UPVC doors and a fireplace housing a gas fire. With carpet, wallpaper décor, coving, two radiators and uPVC window.

#### BREAKFAST KITCHEN

12'0" x 9'2" (3.66 x 2.81)

The modern well equipped kitchen has cream wooden wall and base units, with inset high level oven and separate grill, four ring gas hob, laminated worktop with breakfast bar, inset sink unit with chrome mixer tap, sace for a bistro table, uPVC window and door to the rear porch/utility room

#### BATHROOM

7'9"x 6'10" (2.37x 2.10)

The family bathroom has been updated to a good standard offering a shaped bath with shower over, pedestal sink and low flush w/c, double glazed UPVC window to the side aspect.

#### BEDROOM ONE

11'2" x 11'4" (3.42 x 3.46)

This master bedroom over looks the rear garden with built in wardrobes. With carpet, radiator and uPVC window.

#### BEDROOM TWO

11'5" x 11'4" (3.50 x 3.46)

This double bedroom to the front aspect. With carpet, radiator and uPVC window.

#### BEDROOM THREE

9'2" x 7'5" (2.81 x 2.27)

This is a single bedroom to the front aspect. With carpet, radiator and uPVC window.

#### REAR PORCH/UTILITY/GARDEN ROOM

7'6" x 7'4" (2.29 x 2.26)

The rear porch/utility room/garden room has space/plumbing for appliances, views over the rear aspect and access to the ground floor w.c/cloakroom, a uPVC door leads to the rear garden.

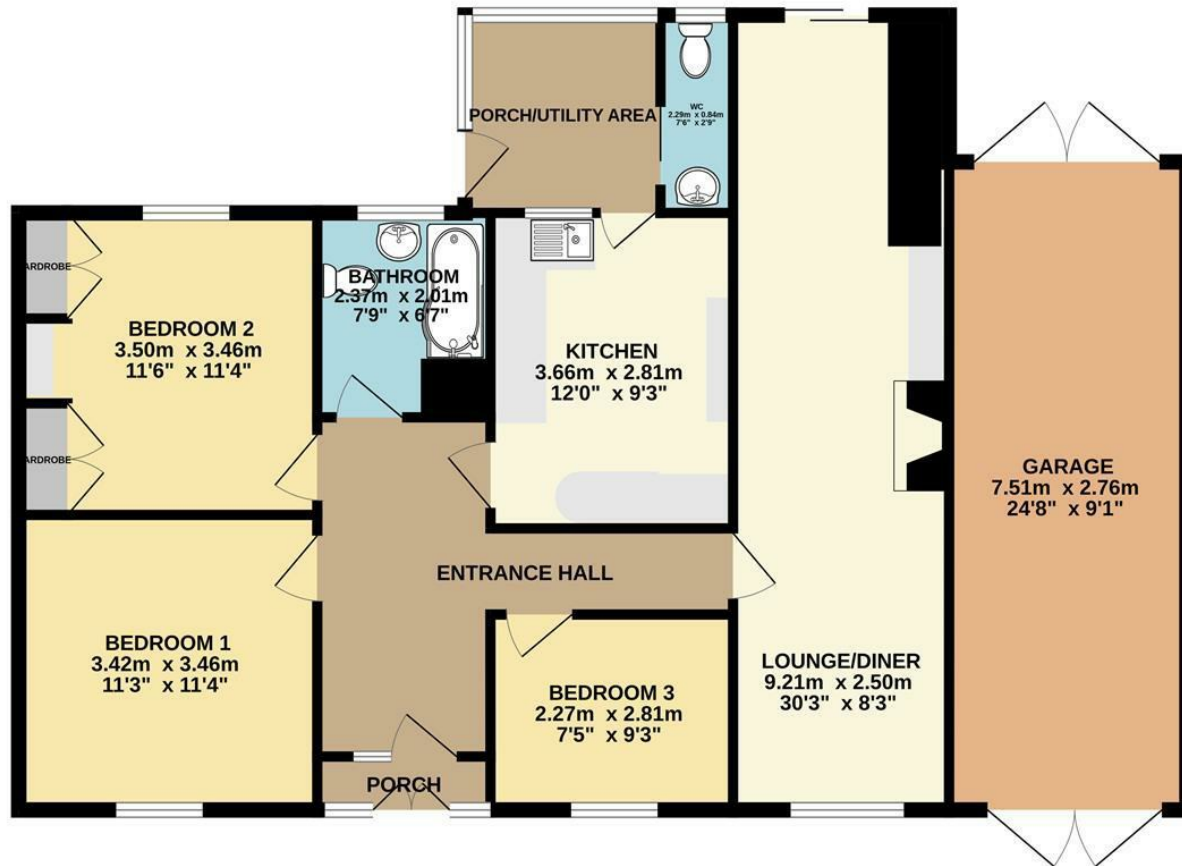
#### W.C/CLOAKROOM

7'6" x 2'9" (2.29 x 0.84)

The w.c/cloakroom is fully tiled with a two piece suite.



# GROUND FLOOR 105.4 sq.m. (1134 sq.ft.) approx.



TOTAL FLOOR AREA: 105.4 sq.m. (1134 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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**TANDEM GARAGE**  
24'7" x 9'0" (7.51 x 2.76)

## OUTSIDE

The front of the property offers driveway parking leading to the attached tandem double garage, with double doors at both ends. The rear garden benefits from a hardstanding seating area, the majority is lawned with some mature shrubs and planted borders. There is scope for improving for those who enjoy gardening, whilst offering a potentially low maintenance space. The front and side gardens are principally laid to lawn with planted borders and mature shrubs with brick boundary walls.

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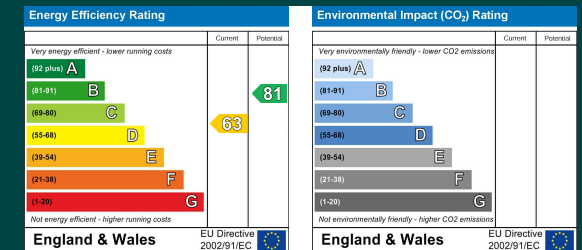
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Tenure: Freehold  
Energy Performance Rating: D  
Council Tax Band c  
uPVC Double Glazed Windows  
Gas Central heating - Combi Boiler  
Loft

## 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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