

**Lathkill Avenue, Inkersall, Chesterfield, Derbyshire S43 3JA**

 **3**  **1**  **1**  **EPC C**

**£192,000**

**PINEWOOD**





# Lathkill Avenue Inkersall Chesterfield Derbyshire S43 3JA

**£192,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- Block Paved Driveway for Two Cars
  - Cul De Sac Village Location
  - 3 spacious bedrooms
- Modern semi-detached house
- Stylish extended kitchen/diner
- Integrated oven, hob, microwave
  - Sliding doors to rear garden
  - Close to schools and parks
- Easy access to transport links
- Freehold - Council Tax Band: A





Nestled in the charming area of Inkersall, Chesterfield, this delightful semi-detached house on Lathkill Avenue offers a perfect blend of comfort and modern living. Spanning an impressive 1,044 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere. The heart of the home is undoubtedly the extended kitchen/diner, designed for both style and function. It boasts generous cupboard space, an integrated oven, hob, and microwave, along with ample room for a dining table, making it perfect for entertaining or family meals. The sliding patio doors open onto the rear garden, creating a seamless connection between indoor and outdoor living, allowing for a delightful flow of natural light and fresh air.

The property also includes a well-appointed bathroom, ensuring convenience for all residents. With parking available for two vehicles, this home offers practicality alongside its many appealing features.

Situated in a friendly neighbourhood, this semi-detached house is not only a wonderful place to live but also a fantastic opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

#### Entrance Hall

This welcoming entrance hall offers a practical and bright introduction to the home with a front door featuring decorative glass panels. It leads to the stairs and provides access to the ground floor rooms, finished with soft carpeting underfoot.

#### Lounge

11'0" x 13'0" (3.35m x 3.97m)

The lounge is a comfortable space filled with natural light from a large window to the front. It is spacious enough to accommodate a generous seating arrangement, making it an inviting spot for relaxing or entertaining.

#### Kitchen/Dining Room

11'6" x 19'7" (3.51m x 5.97m)

This open-plan kitchen and dining room is a bright and contemporary space with plenty of room for cooking and family meals. The kitchen is fitted with sleek white cabinets and integrated appliances including a modern induction hob with a stylish extractor fan above. A large window over the sink overlooks the garden, filling the space with natural light. The dining area comfortably fits a wooden table and benches, positioned by patio doors that open onto the garden, perfectly blending indoor and outdoor living.

#### WC

A convenient ground floor WC and utility area features a modern white toilet and basin, with plumbing for a washing machine visible, alongside a window to the side providing ventilation and light. The floor is practical and easy to maintain.

#### Bedroom 1

11'9" x 10'6" (3.58m x 3.21m)

Bedroom 1 is a generous double room featuring a large window that fills the space with natural light. It offers ample floor space to accommodate a double bed and additional furniture, creating a restful retreat on the first floor.

#### Bedroom 2

11'0" x 9'9" (3.35m x 2.96m)

Bedroom 2 is a comfortable double room with a bright window overlooking the front. It provides enough space for a double bed and wardrobes, ideal for family members or guests.

#### Bedroom 3

8'1" x 9'1" (2.46m x 2.77m)

Bedroom 3 is a cosy single room suitable for a child's bedroom or a home office. It benefits from a window to the rear, allowing in natural light.

#### Bathroom

5'5" x 8'3" (1.65m x 2.51m)

The bathroom is a modern and stylish room, featuring a white bath with a rainfall showerhead, a vanity sink with storage cupboards beneath, and a close coupled toilet. A large window above the bath allows natural light to stream in, while tiled walls and flooring add an elegant finish.

#### Rear Garden

The rear garden is a beautifully maintained outdoor space consisting of a lush, green lawn bordered by fencing and mature plants. A paved patio area leads from the kitchen/dining room, providing a lovely spot for outdoor seating or dining under a large parasol. At the far end, a sheltered seating area with garden furniture offers a peaceful place to relax. A sizeable wooden garden shed stands to one side, providing practical storage. The garden is a private and tranquil extension of the home, perfect for enjoying outside time.

#### Front Exterior

The property's exterior presents a classic, red brick semi-detached home with a driveway providing parking to the front. The front door is a modern black design, complemented by white framed windows. The neat frontage includes a small paved area and planting, creating an inviting first impression.



#### DISCLAIMER - LEGAL FEES

Legal fees will be covered for all part exchange buyers only where our nominated solicitor is instructed. Should a buyer choose not to use the nominated solicitor, no legal fees will be paid, and exchange of contracts must take place within 8 weeks - note that legal fees paid are to a maximum of £1,300 plus VAT

#### 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.

#### GENERAL INFORMATION

COUNCIL TAX BAND: A  
TENURE - FREEHOLD  
TOTAL FLOOR AREA - 881 sq.ft.  
EPC RATING - C  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING

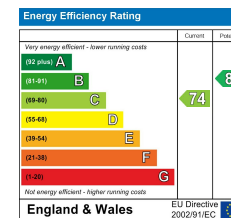
#### Reservation Agreement

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.



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