



Pinfold Cottage Birkin Lane,
Wingerworth, S42 6RD

£525,000

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WILKINS VARDY

£525,000

CHARMING STONE BUILT SEMI DETACHED COTTAGE - FOUR DOUBLE BEDS - SEMI RURAL LOCATION

Nestled in the village of Wingerworth, this delightful stone built semi detached cottage on Birkin Lane offers a perfect blend of comfort and space for family living. Spanning an impressive 1,478 square feet, the property boasts two inviting reception rooms, both with log burners, ideal for both relaxation and entertaining guests. The heart of the home is the spacious dual aspect dining kitchen fitted with a range of modern units and integrated appliances. With four well proportioned bedrooms, there is ample room for family members or guests, ensuring everyone has their own private space., and there is a fully tiled bathroom. One of the standout features of this property is the generous parking provision, and the mature gardens which surround the property.

The location in Wingerworth is particularly desirable, offering a peaceful suburban lifestyle while remaining close to local amenities and transport links. This property presents an excellent opportunity for those seeking a spacious family home in a comfortable and well connected area of Chesterfield.

Don't miss the chance to make this lovely property your new home.

- CHARMING STONE BUILT SEMI DETACHED COTTAGE IN SEMI RURAL LOCATION
- TWO GOOD SIZED RECEPTION ROOMS, BOTH WITH LOG BURNERS
- SPACIOUS DUAL ASPECT DINING KITCHEN
- FOUR GOOD SIZED DOUBLE BEDROOMS
- FAMILY BATHROOM
- DETACHED DOUBLE GARAGE & AMPLE OFF STREET PARKING
- MATURE GARDENS
- NO UPWARD CHAIN
- EPC RATING: TBC

General

LPG heating (Combination LPG Boiler)

uPVC sealed unit double glazed windows and doors

Septic tank

Gross internal floor area - 141.1 s.m./1514 sq.ft.

Council Tax Band -

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A wooden front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Dining Kitchen

24'9 x 13'10 (7.54m x 4.22m)

A spacious dual aspect room, fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces over and natural stone upstands, including an island unit/breakfast bar.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, fan assisted electric oven and 4-ring LPG hob with glass splashback and stainless steel extractor hood over.

Space is provided for an under counter fridge and freezer.

LED downlighting and polished granite tiled flooring with individually controlled under floor electric heating.

A uPVC double glazed door gives access onto the rear of the property.

Double doors open into the ...

Sitting/Dining Room

16'3 x 12'0 (4.95m x 3.66m)

A spacious rear facing reception room having a feature exposed brick fireplace with timber mantle and having a log burning stove sat on a tiled hearth.

Built-in storage to the alcove.

A further door gives access to a useful built-in under stair store.

Living Room

12'11 x 12'9 (3.94m x 3.89m)

A good sized front facing reception room which can also be accessed from the entrance hall, having a feature exposed brick fireplace with log burning stove sat on a slate hearth.

Fitted base cupboard to the alcove.

Polished pine floorboards.

On the First Floor

Landing

Bedroom One

13'10 x 13'2 (4.22m x 4.01m)

A good sized dual aspect double bedroom.

Bedroom Two

12'11 x 11'10 (3.94m x 3.61m)

A good sized front facing double bedroom having a built-in store cupboard with fitted shelving and hanging rail.

Bedroom Three

13'10 x 11'6 (4.22m x 3.51m)

A good sized dual aspect double bedroom.

Bedroom Four

12'11 x 9'0 (3.94m x 2.74m)

A rear facing double bedroom.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.

Tiled floor.

Outside

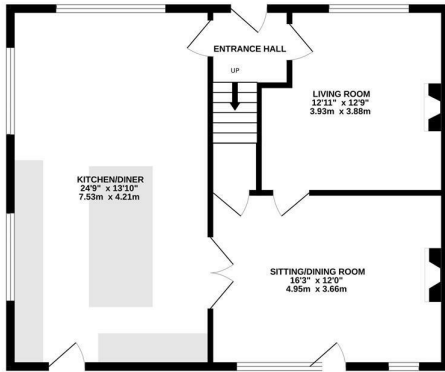
To the front of the property there is a gravelled driveway providing ample off street parking for several vehicles. There is a forecourt garden with borders stocked with ornamental shrubs.

There is a lawned garden to the side of the property interspersed with mature fruit trees.

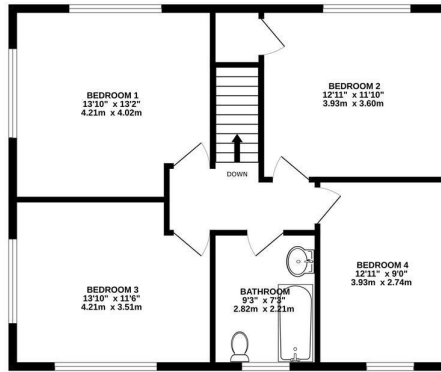
To the rear of the property there is a further area of a garden with a detached brick built garage, brick built outbuilding and a timber garden shed. There is also a Utility (6'4 x 6'4) having a base unit with work surface over which has an inset stainless steel sink with mixer tap. Space and plumbing is provided for a washing machine, and there is also space for a tumbler dryer. Within this room there is a low flush WC.



GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.4 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the heating system, log burning stoves, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

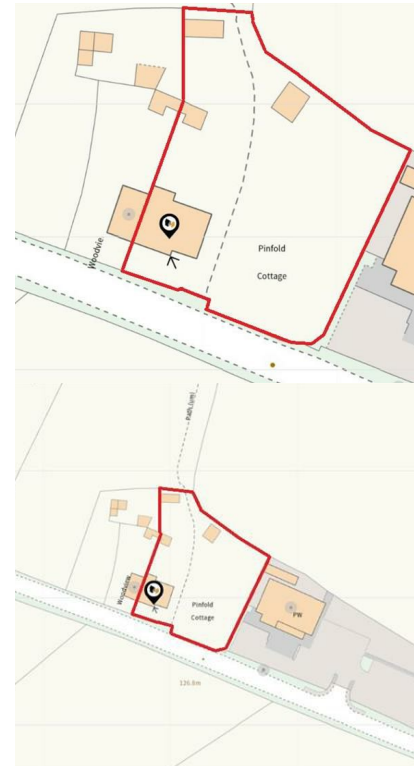
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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