



## 12 Longedge Lane, Wingerworth

£340,000 Freehold

Detached four bed house in Wingerworth village. Two ground floor bedrooms, two attic rooms, large garden, gated drive, garage. Near schools, shops, nature reserve. Potential to extend (stpp).

Council Tax band: C

Tenure: Freehold

**GUIDE PRICE £340,000-£350,000**FOUR BED DETACHED HOUSE - Sought After Village Location

Nestled in a quiet cul-de-sac in the highly sought-after village of Wingerworth, this detached house offers two ground floor bedrooms with attic conversion offering two occasional rooms and offers a perfect blend of comfort and character. With potential to extend (stpp)

Local amenities include well regarded schools, shops, pubs, and scenic spots such as the Avenue Washlands Nature Reserve, with excellent commuter links via the A61 and M1 Motorway, Chesterfield and Clay Cross within easy reach, and the Peak District nearby.

The property comprises a hallway leading to a dual-aspect lounge with electric fire. The kitchen diner is well equipped, with two double bedrooms, one with built in storage. The fully tiled bathroom includes a P-shaped bath with glass screen and shower over. Two versatile attic rooms with skylight windows provide additional space which could be used as an occasional room, hobby room or additional storage.

Externally, the property boasts a gated driveway for up to four cars and a generous east-facing rear garden with mature oak and sycamore trees, raised pond, and gated access to Longedge Lane and layby parking. A single garage with lighting and power completes the home.

Additional benefits include gas central heating, uPVC double glazing, and Council Tax Band C. This delightful bungalow offers an ideal opportunity to enjoy peaceful village living with excellent amenities, commuter access, and beautiful outdoor space.

**Please note the attic rooms do not meet buildings regulations - Possibility to extend (stpp)**

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY





#### **KITCHEN DINER**

12' 4" x 10' 4" (3.75m x 3.15m)

A practical and well-presented kitchen/diner featuring tiled-effect vinyl flooring, painted décor, and a range of wall and base units with laminated worktops and tiled splashbacks. The kitchen includes a ceramic 1.5 sink with chrome mixer tap, a uPVC window, and a uPVC door to the exterior. There is space and plumbing for a washing machine, as well as space for a tall fridge/freezer

#### **HALLWAY**

A hallway with tiled-effect vinyl flooring and painted décor. The space features a radiator, a uPVC door to the exterior, and stairs leading to the first floor, providing a practical and inviting entrance to the home.

#### **LOUNGE**

13' 11" x 12' 5" (4.25m x 3.78m)

A bright, dual-aspect lounge featuring solid oak wood flooring, painted décor, coving, and a ceiling rose. The room benefits from multiple uPVC windows and a radiator, creating a welcoming and airy living space.

#### **BATHROOM**

7' 4" x 6' 8" (2.24m x 2.04m)

A stylish and practical bathroom featuring fully tiled walls and tiled flooring. The room includes a wall-mounted towel radiator, inset spotlights, a low-flush WC, and a wall-mounted sink with chrome mixer tap. There is a P-shaped bath with glass screen and chrome mixer tap, and a frosted uPVC window provides natural light. A built-in cupboard houses the boiler, offering additional storage.





#### **KITCHEN DINER**

12' 4" x 10' 4" (3.75m x 3.15m)

A practical and well-presented kitchen/diner featuring tiled-effect vinyl flooring, painted décor, and a range of wall and base units with laminated worktops and tiled splashbacks. The kitchen includes a ceramic 1.5 sink with chrome mixer tap, a uPVC window, and a uPVC door to the exterior. There is space and plumbing for a washing machine, as well as space for a tall fridge/freezer

#### **HALLWAY**

A hallway with tiled-effect vinyl flooring and painted décor. The space features a radiator, a uPVC door to the exterior, and stairs leading to the first floor, providing a practical and inviting entrance to the home.

#### **LOUNGE**

13' 11" x 12' 5" (4.25m x 3.78m)

A bright, dual-aspect lounge featuring solid oak wood flooring, painted décor, coving, and a ceiling rose. The room benefits from multiple uPVC windows and a radiator, creating a welcoming and airy living space.

#### **BATHROOM**

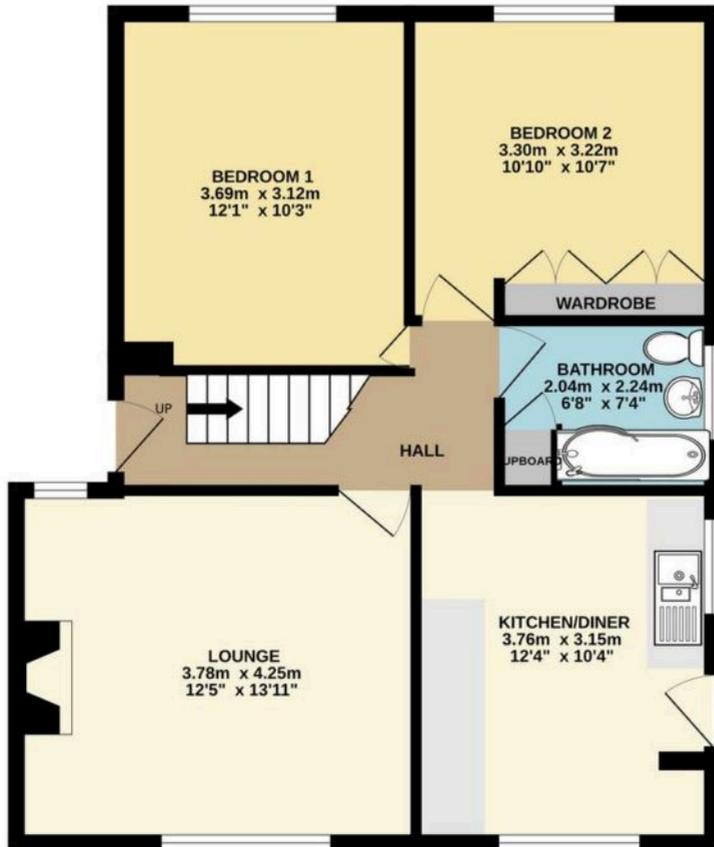
7' 4" x 6' 8" (2.24m x 2.04m)

A stylish and practical bathroom featuring fully tiled walls and tiled flooring. The room includes a wall-mounted towel radiator, inset spotlights, a low-flush WC, and a wall-mounted sink with chrome mixer tap. There is a P-shaped bath with glass screen and chrome mixer tap, and a frosted uPVC window provides natural light. A built-in cupboard houses the boiler, offering additional storage.

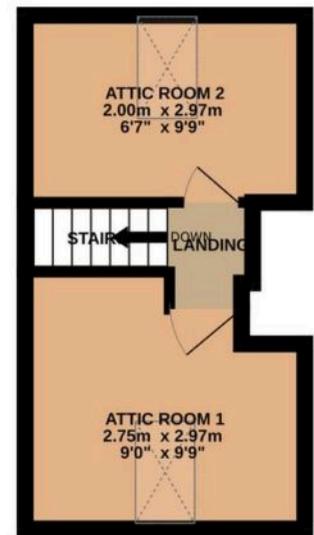




GROUND FLOOR  
59.2 sq.m. (637 sq.ft.) approx.



1ST FLOOR  
15.4 sq.m. (165 sq.ft.) approx.



TOTAL FLOOR AREA : 74.5 sq.m. (802 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.  
Made with Metropix ©2025

You can include any text here. The text can be modified upon generating your brochure.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

