



7 Limekiln Fields,
Bolsover, S44 6NQ

£265,000

W
WILKINS VARDY

£265,000

STUNNING EXTENDED DETACHED FAMILY HOME

This superb three bedroomed, two 'bathroomed' detached family home has been extended to provide an impressive 1147 sq.ft. of contemporary and stylish designed accommodation, which includes a characterful living room with bay window and feature fireplace, two contemporary bathrooms and a fantastic extended family kitchen with patio doors opening onto an enclosed east facing rear garden. With ample parking and a detached garage, this is a fantastic family home.

This popular road is located just outside of the Town Centre, being well placed for the various amenities and ideally situated for routes into Clowne and Chesterfield and for access to the M1 Motorway.

- Extended Detached Family Home
- Bay Fronted Living Room

- Superb Open Plan Dining Kitchen
- Cloaks/WC

- Three Good Sized Bedrooms
- En Suite & Family Bathroom

- East Facing Rear Garden
- EPC Rating: E

- Detached Garage & Off Street

Parking

General

Gas central heating (Combi Boiler)

uPVC double glazed windows and doors

Gross internal floor area - 106.5 sq.m./1147 sq.ft.

Council Tax Band - C

Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Having a tiled floor and staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a wash hand basin with vanity unit below and a low flush WC.

Tiled floor.

Living Room

16'2 x 12'11 (4.93m x 3.94m)

A good sized bay fronted reception room, fitted with laminate flooring and having a feature fireplace with inset living flame coal effect gas fire.

Superb Open Plan Dining Kitchen

22'7 x 20'4 (6.88m x 6.20m)

Being part tiled in metro tiles and fitted with a range of white hi-gloss wall, drawer and base units with LED plinth lighting and complementary granite work surfaces and upstands, including an island unit.

Inset 1½ bowl stainless steel sink with mixer tap.

Integrated appliances to include a washing machine, dishwasher, tumble dryer, microwave combi oven, wine cooler, electric double oven and 4-ring gas hob with splashback and extractor hood over.

Space is provided for an American style fridge/freezer.

Laminate flooring.

Feature fireplace with inset living flame coal effect gas fire.

Vaulted ceiling with two wooden framed Velux windows.

A uPVC double glazed door gives access onto the side of the property and uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'11 x 12'10 (3.94m x 3.91m)

A good sized front facing double bedroom, fitted with laminate flooring and having a range of built-in wardrobes with sliding mirror doors.

A door gives access into the ...

En Suite Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, semi inset wash hand basin with tiled splashback and vanity unit below and concealed cistern WC.

Chrome heated towel rail.

Tiled floor.

Bedroom Two

12'11 x 11'5 (3.94m x 3.48m)

A rear facing double bedroom.

Bedroom Three

9'7 x 8'8 (2.92m x 2.64m)

A rear facing single bedroom fitted with laminate flooring.

Family Bathroom

Being part tiled in metro tiles and fitted with a modern white 2-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, and wash hand basin set on a drawer storage unit.

Chrome heated towel rail.

Tiled floor and LED downlighting.

Separate WC

Being part tiled and fitted with a 2-piece white suite comprising of a semi inset wash hand basin with vanity unit below and low flush WC.

Chrome heated towel rail.

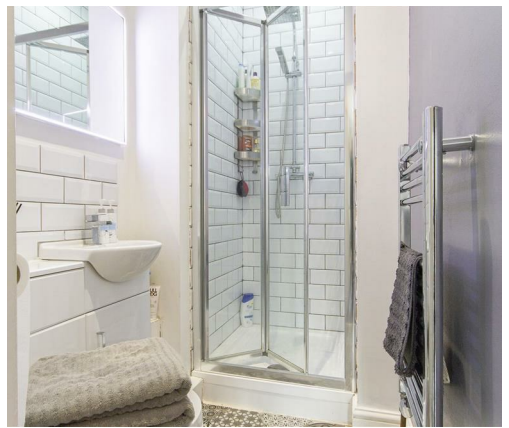
Tiled floor.

Outside

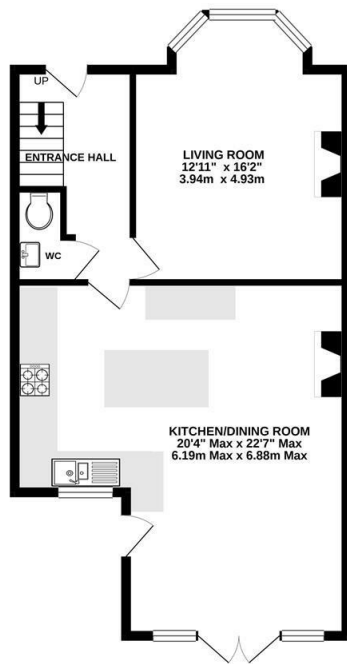
To the front of the property there is a walled, low maintenance decorative gravel garden with mature border.

A block paved drive provides off street parking (the drive does narrow at the side of the property) and leads to the detached single garage.

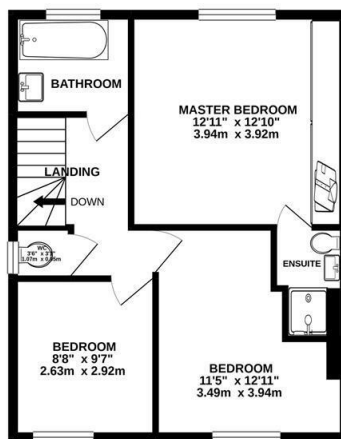
The enclosed east facing garden comprises of a lawn with stepping stones leading to a paved patio.



GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq ft. (106.5 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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RICS



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 central heating system, gas fires, kitchen appliances, shower units, 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 Bolsover 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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