

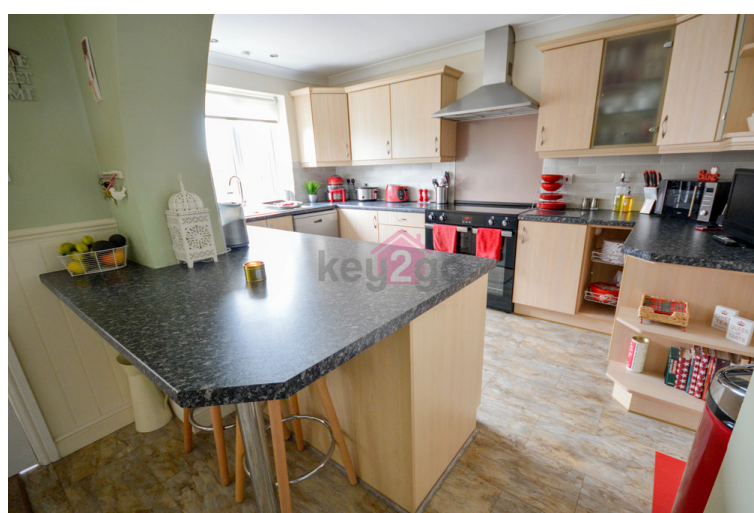


Boughton Lane, Clowne, Chesterfield, S43

A fantastic opportunity to purchase this beautifully presented and extended three double bed roomed semi-detached property which is located in a popular residential area. Benefiting from off road parking, detached garage and utility room. On the door step to great local amenities and with fantastic road links to Chesterfield and the M1 Motorway. Within close proximity to a choice of local schools, this property would make the ideal family home!

Asking Price Of £185,000

- THREE BEDROOMS
- SEMI-DETACHED
- BEAUTIFULLY PRESENTED
- UTILITY ROOM
- OFF ROAD PARKING



Property Description

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HALLWAY

Enter through UPVC door into hallway with carpet flooring and neutral decor. Ceiling light, radiator and stair rise to first floor landing. Door to lounge.

LOUNGE

18' 11" x 14' 9" (5.78m x 4.51m)

A bright and spacious lounge with neutral decor, carpet flooring and gas fire with surround. Two ceiling lights, two radiators and two windows. Doors to under stairs storage cupboard and kitchen/diner.



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KITCHEN/DINER

22' 4" x 14' 1" (6.83m x 4.31m)

A spacious open plan kitchen/diner with laminate flooring, dining area, ceiling light and radiator. Door to utility room and opening to kitchen with ample wall and base units, contrasting worktops, tiled splash backs and under counter lighting. One and a half sink with mixer tap and breakfast bar. Space for range oven and under counter space for fridge, freezer and dishwasher. Extractor fan, spot lighting, radiator and window.

UTILITY ROOM

With ceiling light, radiator and window. Under counter space for a washing machine, sink and door to rear.

STAIRS/LANDING

A carpet stairs rise to the first floor spacious landing with a ceiling light, smoke alarm and access to the loft with pull down ladder. Doors to the three bedrooms and shower room.

BEDROOM 1

15' 3" x 8' 11" (4.65m x 2.72m)

A generous sized double bedroom with neutral decor, carpeted flooring and built in wardrobes with lighting. Ceiling light, radiator and window to the rear.

BEDROOM 2

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

A second good sized front facing double bedroom with neutral decor, carpeted flooring and built in wardrobes with lighting. Ceiling light, radiator and window.

BEDROOM 3

9' 6" x 8' 8" (2.92m x 2.65m)

A third double bedroom with neutral decor, carpeted flooring and over stairs storage/wardrobes with lighting. Ceiling light, radiator and window.

SHOWER ROOM

6' 9" x 8' 8" (2.07m x 2.66m)

Comprising of double shower cubicle with plumbed in shower, vanity unit with wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

OUTSIDE

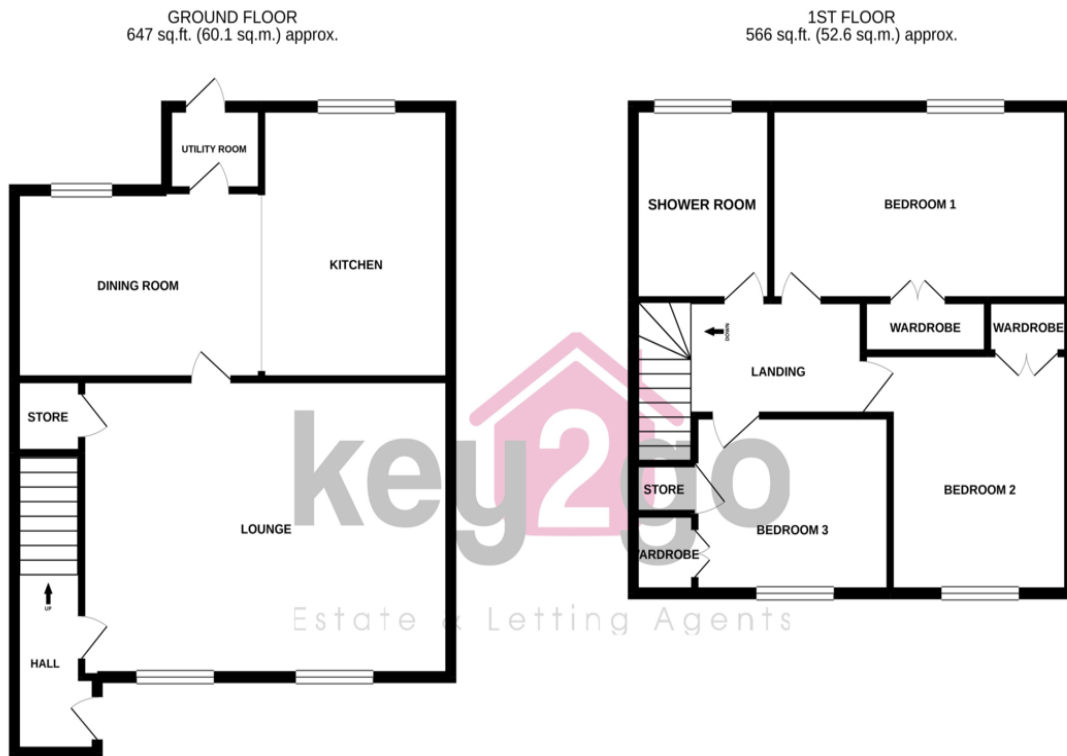
To the front of the property is a landscaped pebbled area with plants and fencing. To the rear of the property is a landscaped enclosed garden with flower beds, lawn and patio area. A gate gives access to the driveway and garage. Outside lighting to front and back, outside tap to rear.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER



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TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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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Tenure

Freehold

Council Tax Band

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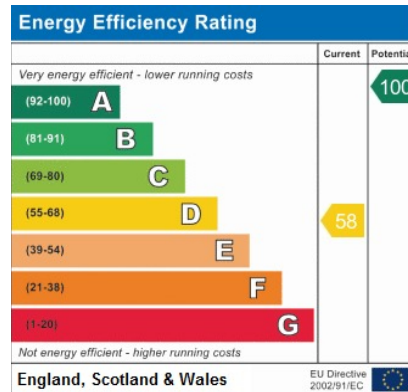
Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

