

bothams<sup>1871</sup>



45 Lake View Avenue  
Walton, Chesterfield, S40 3DR  
£1,500 Per Calendar Month





## 45 Lake View Avenue

Walton, Chesterfield, S40 3DR

A beautifully renovated detached bungalow, set within substantial grounds and located in the highly sought-after area of Walton.

This exceptional home has recently undergone a full renovation throughout, including fresh decoration, brand new flooring and carpets, a stylish new kitchen and a modern fitted bathroom.

The property offers spacious and versatile living accommodation throughout, beginning with a welcoming entrance hall that leads into a larger-than-average lounge. The contemporary kitchen is fitted with an oven, hob, washing machine and integrated fridge freezer, and features a sliding door that opens directly onto the beautifully maintained rear garden — the upkeep of which is taken care of by the Landlord's gardener.

There are three generously sized double bedrooms, all offering ample space for furnishings. The modern bathroom includes a bath and a separate shower cubicle. In addition, the property benefits from a second, separate WC for added convenience.

Externally, the property boasts well-kept gardens surrounding the home, a driveway offering ample off-road parking, and a double garage — with a brand new garage door due to be fitted in the coming weeks.

Properties of this calibre and location are rarely available to the rental market and early viewing is strongly recommended.

### General

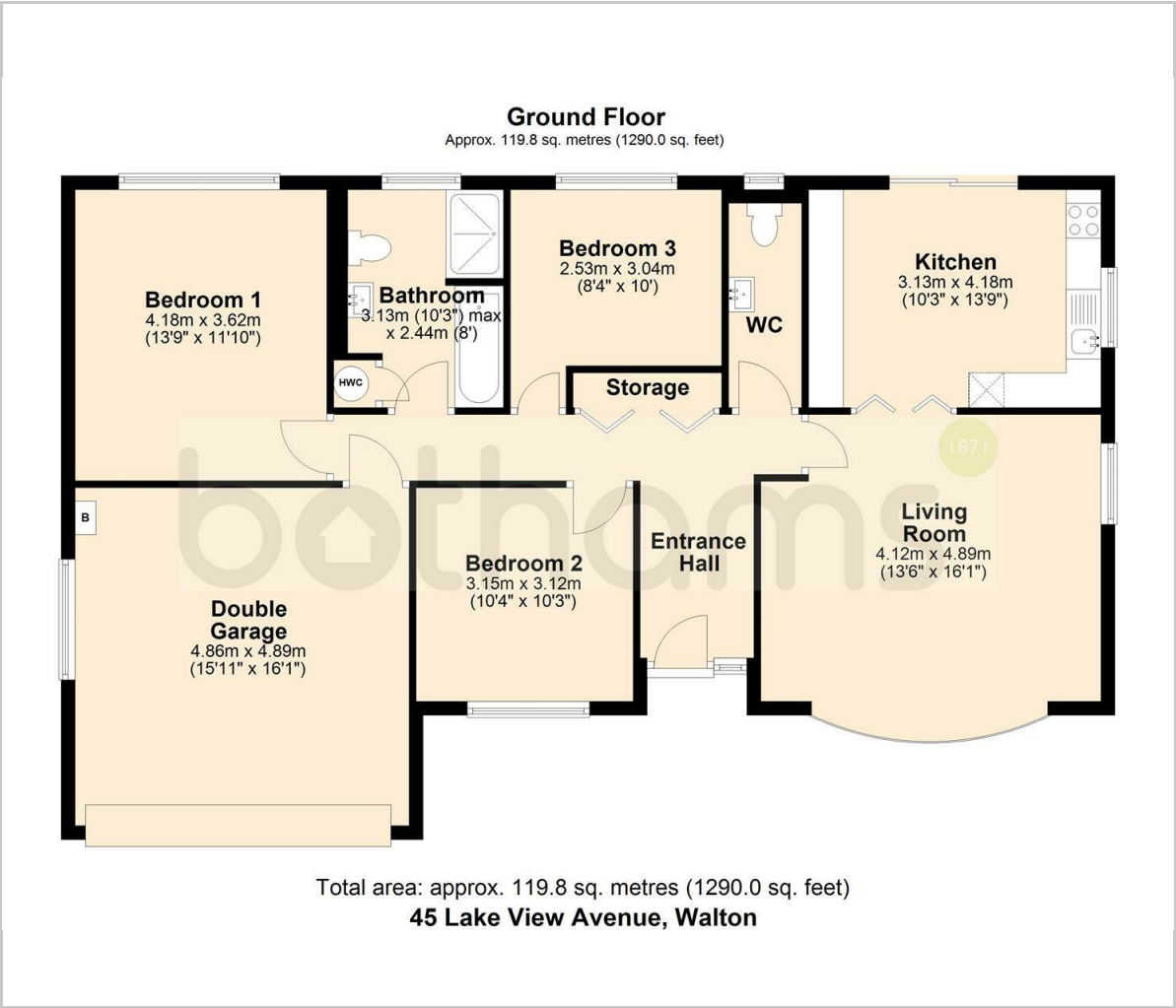








Floor Plan



Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

