



Offers Over £270,000 Freehold

130 BOUGHTON LANE | CLOWNE | CHESTERFIELD | S43 4QR

**BuckleyBrown**  
ESTATE AGENTS



## HOMELY, INVITING & SPACIOUS

Situated in the popular area of Clowne, Chesterfield, this well-presented four-bedroom property offers spacious and versatile accommodation—perfect for growing families, couples looking for extra space, or anyone seeking a well-connected yet peaceful place to call home. Ideally located just moments from a variety of local amenities, including shops, reputable schools, and excellent transport links such as the M1.

The ground floor offers a well-designed layout ideal for everyday living. At the heart of the home is a spacious kitchen/dining room, fitted with a range of modern units that provide ample storage and worktop space, perfect for both casual meals and entertaining. There's plenty of room for a dining table, making it a great social hub for hosting guests. The living room is bright and welcoming, with a large window allowing natural light to flood the space, creating a comfortable and relaxing environment. It's a versatile room, ideal for both entertaining and unwinding after a busy day. Also on the ground floor are two generously sized bedrooms, both of which offer flexible use—whether as bedrooms, guest rooms, or even a home office or playroom. The family bathroom hosts a modern three piece suite.

Heading upstairs, the first floor extends the living space with two additional bedrooms, each offering ample space and plenty of natural light. Completing the first floor is a convenient shower room, boasting a three piece suite.

Outside, the front of the property is presented with a well-kept lawn, pathway leading to the front door and established shrubbery bordered by fencing for a sense of privacy and charm.

To the rear, a detached double garage and private driveway offer convenient off-street parking. The enclosed garden provides a peaceful retreat, featuring a neatly laid lawn, a paved patio area ideal for outdoor dining or relaxation, and a variety of mature trees and shrubs that enhance the sense of seclusion.





#### Entrance Hall

With laminate flooring, central heating radiator and surrounding doors providing access into;

#### Kitchen/Dining Room 13'9" x 11'10"

Complete with a matching range of wall and base units, with ample worktop space. It features an inset sink and drainer, integrated oven and a gas hob with chrome hood over. With windows to the side and rear elevation and a door providing access to the garden. This room allows ample space for your dining furniture.

#### Living Room 13'9" x 11'8"

With carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom One 11'10" x 11'11"

With carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Two 11'10" x 11'7"

With carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 6'5" x 7'11"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to the rear elevation.

#### Landing

Surrounding doors provide access into;

#### Bedroom Three 8'10" x 13'11"

With carpeted flooring, central heating radiator and a velux window.



#### Bedroom Four 7'0" x 13'9"

With carpeted flooring, central heating radiator and a velux window.

#### Shower Room 6'7" x 5'10"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

#### Outside

The front of the property features a neatly laid lawn with a path leading to the front door, surrounded by mature shrubbery and fencing for privacy.

To the rear, you'll find a detached garage and driveway providing off-street parking. The enclosed rear garden offers a laid lawn, patio seating area, and a mix of trees and shrubbery—perfect for outdoor relaxing or entertaining.

#### Double Garage 16'1" x 18'9"

The garage provides further off-street parking or extra storage space.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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