



Offers Over £250,000 Freehold

70 LANGWITH ROAD | BOLSOVER | CHESTERFIELD | S44 6HW

**BuckleyBrown**  
ESTATE AGENTS



## MOVE IN READY & WAITING FOR YOU!...

This beautiful four-bedroom, three-bathroom semi-detached property, located within the desirable area of Bolsover, Chesterfield, offers a perfect blend of comfort and modern living.

The ground floor features a bright and airy living room, complemented by velux windows and patio doors that open to the rear garden, bringing in natural light and providing easy access to outdoor spaces. The open-plan kitchen diner is a real highlight, offering a spacious and functional area for both cooking and entertaining due to its stylish centre island. Adjacent to the kitchen, you'll find a practical utility room, and a convenient downstairs bathroom completes the layout, adding to the practicality of the home.

Upstairs, the property boasts four generously-sized bedrooms, providing ample space for families. The master bedroom benefits from its own en suite bathroom for added privacy. The other bedrooms are all well-proportioned, with the stylish family bathroom located off the landing, offering a corner bath and sleek tiling.

To the front of the property, a spacious driveway offers secure off-road parking, ensuring convenience for multiple vehicles. The rear garden is expansive and thoughtfully designed, featuring a well-kept lawn, patio, and decked seating areas, making it perfect for outdoor entertaining. Decorative shrubs add a touch of colour and privacy, along with fence surround.

This property offers an ideal combination of modern living, spacious interiors, and outdoor enjoyment, making it a fantastic family home in the heart of Bolsover. Call our team today to arrange your viewing!





#### Hall

With access into;

#### Living Room 19'8" x 22'8"

Spacious reception room featuring a log burner fireplace, rear-facing windows, velux windows, and patio doors that open to the rear of the property.

#### Dining Room 12'4" x 13'4"

Generously sized room with a log burner fireplace, offering plenty of space for your preferred furnishings, and open access leading into the kitchen.

#### Kitchen 11'3" x 17'5"

Complete with a selection of high end shaker-style cabinetry, an inset sink and drainer, and integrated appliances, including a range cooker. The kitchen also

boasts a central island, an external door to the side elevation, and convenient access to a practical utility room. Further space and plumbing for a washing machine/tumble dryer. Window to the front elevation.

#### Utility 7'9" x 12'8"

Handy storage room with fitted worktops, cabinets and an inset sink and drainer along with space and plumbing for additional appliances. Fitted with a velux window. Access to a convenient downstairs bathroom.

#### Bathroom 4'5" x 7'6"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear elevation.



#### Landing

With leading access into;

#### Bedroom One 10'7" x 17'9"

Laminate flooring, central heating radiator, open dressing area and windows to the rear elevation.

#### En Suite 4'5" x 7'4"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the rear elevation.

#### Bedroom Two 11'0" x 12'5"

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

#### Bedroom Three 11'3" x 11'3"

Carpeted flooring, central heating radiator, fitted cupboard and a window to the front elevation.

#### Bedroom Four 8'3" x 9'4"

Laminate flooring, central heating radiator, built in cupboard and a window to the front.

#### Bathroom 8'2" x 8'2"

Three piece family suite comprising of a hand wash basin, low flush WC and a corner bath.

#### Outside

A spacious driveway at the front provides secure off-road parking. The rear garden offers a well-maintained lawn, a decked and patio seating area, and is bordered by mature shrubs for added privacy and decor.







Ground Floor  
101 Sq.m / 1088.79 Sq.ft  
Approx

First Floor  
77 Sq.m / 828.36 Sq.ft  
Approx



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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**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>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

70 LANGWITH ROAD  
BOLSOVER  
CHESTERFIELD  
S44 6HW



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)

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.

**BuckleyBrown**  
ESTATE AGENTS