



Offers Over £245,000 Freehold

2 LAWSON CLOSE | BOLSOVER | CHESTERFIELD | S44 6FR

BuckleyBrown
ESTATE AGENTS

STANDING PROUD!

Nestled in the charming area of Lawson Close, Bolsover, this delightful detached house offers a perfect blend of modern living and comfort. Located in Chesterfield, the property is surrounded by picturesque countryside and is conveniently close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Let's take a look inside...

Upon entering the ground floor, you are greeted by a spacious living room that exudes warmth and style, perfect for both relaxation and entertaining. The newly installed flooring enhances the contemporary feel of the space, while the well-appointed kitchen provides ample room for culinary creativity. The ground floor also features a convenient WC, great for when guests come over.

Venturing upstairs, you will find three generously sized bedrooms, each offering a blank canvas to make your own. Benefiting from a modern ensuite shower room, providing a luxurious touch to your daily routine. Off the landing is a family bathroom, providing a contemporary space to unwind after a long day.

Outside, the property benefits from a well-maintained garden, perfect for enjoying the outdoors or hosting summer gatherings. The detached nature of the house allows for privacy and space, making it an ideal family home. With its modern features and prime location, this property is a wonderful opportunity for those seeking a stylish and comfortable living space in Bolsover.

Call now to arrange your viewing!





Entrance Hallway

With leading access into;

Living Room 11'6" x 14'10"

Spacious living area with ample space for your desired furnishings, central heating and patio doors fitted to the rear.

Kitchen/Dining Room 10'5" x 14'9"

Modern open plan space which comes fully equipped with matching wall and base cabinets, worktops over, inset sink with drainer, integrated appliances and decorative splashback tiles. Not to mention a generous space for your desired dining table and chairs. With dual aspect windows to the front and rear, allowing a wealth of natural daylight to flow through.

WC 2'9" x 4'10"

Fitted with a hand wash basin, low flush WC and a window to the front.

Landing

Window to the rear and leading access into;

Bedroom One 9'4" x 13'7"

Carpeted flooring, central heating radiator, built in cupboard and a window to the front elevation. Also benefits from its own en suite.

En Suite 4'11" x 8'6"

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

Bedroom Two 8'2" x 11'6"

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



Bedroom Three 6'3" x 8'3"

Carpeted flooring, central heating radiator and a window to the rear.

Bathroom 5'3" x 7'5"

Modern family bathroom comprising of a hand wash basin, low flush WC and a bath with an overhead shower.

Outside

The front of the property offers a stunning corner plot with a private driveway and double garage located just to the side. The rear garden boasts a well maintained lawn, patio seating area and fence surround.



Ground Floor
46 Sq.m/ 492.85 Sq.ft
Approx



First Floor
45 Sq.m/ 479.45 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. 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.
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) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

2 LAWSON CLOSE
BOLSOVER
CHESTERFIELD
S44 6FR



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

BuckleyBrown
ESTATE AGENTS

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.