



Lawson Road, Bolsover, Chesterfield, Derbyshire S44 6FS

- 4
- 2
- 2
- EPC

Offers In The Region Of £320,000

PINWOOD



**Lawson Road
Bolsover
Chesterfield
Derbyshire
S44 6FS**



Offers In The Region Of

£320,000

4 bedrooms

2 bathrooms

2 receptions

- LUXURY HIGH SPEC DETACHED FAMILY HOME WITH COUTRSIDE VIEW TO FRONT AND REAR
- FOUR BEDROOMS, MASTER WITH ENSUITE
- TWO RECEPTION ROOMS
- HIGH SPEC KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- MODERN EN-SUITE SHOWER ROOM & FAMILY BATHROOM WITH LED LIT HEATED MIRRORS
- PRIVATE DRIVEWAY FOR TWO/THREE VEHICLES
- LANDSCAPED GARDENS & VIEWS OVER OPEN FIELDS TO FRONT AND REAR
- 10 YEAR NHBC BUILDERS GUARANTEE
- GOOD COMMUTER LINKS AT J29A M1 & CLOSE TO LOCAL AMENITIES IN BOLSOVER
- FREEHOLD PROPERTY - COUNTIL TAX BAND 'TBC' - GAS CENTRAL HEATING AND UPVC DOU BLE GALAZING



***LUXURY NEW BUILD FOUR BED DETACHED FAMILY HOME WITH COUNTRYSIDE VIEWS TO FRONT AND REAR**PURCHASER TO CHOOSE OWN FLOORING/CARPETS**

Pinewood Properties are delighted to offer this stunning LUXURY NEW BUILD FOUR BED DETACHED family home in the town of Bolsover close to the local amenities with easy access to the M1 Motorway Jct 29a to Sheffield, Mansfield, Nottingham and Derby. To the ground floor the property has an entrance hall, a dining room, impressive sized lounge with French doors giving access on to the rear patio and a fabulous modern high spec kitchen breakfast room with integrated appliances including a tall fridge, a under counter freezer, dishwasher, double electric oven and induction hob with extractor, with spotlights to the ceiling and under and above cabinet lighting. To the ground floor there is also a guest wc/cloakroom. To the first floor there are FOUR BEDROOMS with the master bedroom having a modern, fully tiled en-suite comprising of an enclosed shower cubicle, low flush toilet and vanity unit incorporating the wash hand basin, spotlights to the ceiling, low level sensor lighting and a LED lit heated mirror. The impressive modern, fully tiled three piece bathroom suite comprises of a bath with shower above, a low flush toilet and vanity unit incorporating the wash hand basin, with spotlights to the ceiling, low level sensor lighting, a chrome towel rail and a LED lit heated mirror. The first floor also has a built in storage cupboard. To the front is a blocked paved driveway with parking for two/three cars. To the rear is a fully enclosed private landscaped gardens overlooking the countryside with Indian stone patio area and lawn. The property also benefits from Dusk till Dawn lighting to the front of the property and uPVC windows/doors and Gas Central Heating.

VIDEO TOUR -TAKE A LOOK AROUND

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING

LOUNGE

14'9" x 12'11" (4.50m x 3.94m)

DINING ROOM

11'1" x 8'11" (3.39m x 2.73m)

KITCHEN/BREAKFAST ROOM

16'7" x 11'9" (5.06m x 3.60m)

GUEST WC/CLOAKROOM

5'4" x 3'3" (1.63m x 0.99m)

BEDROOM ONE

14'9" x 10'8" (4.51m x 3.27)

ENSUITE

5'10" x 5'10" (1.78m x 1.78m)

BEDROOM TWO

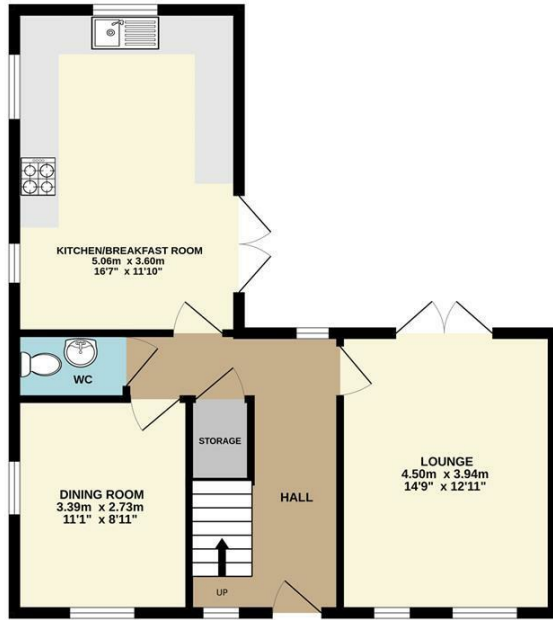
16'7" x 11'10" (5.08m x 3.62m)

BEDROOM THREE

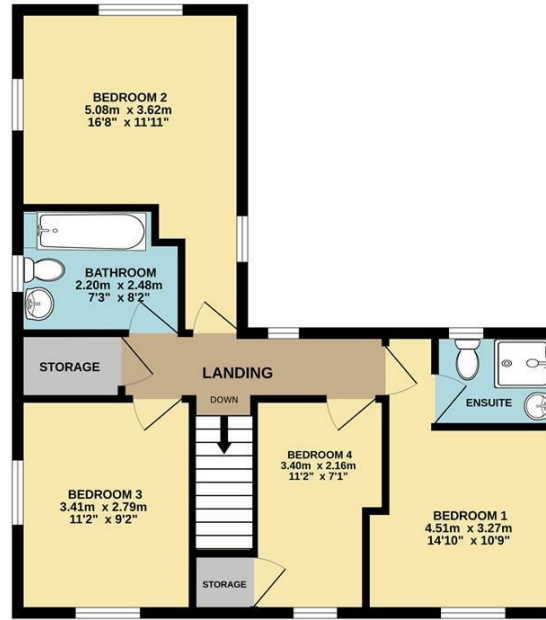
11'2" x 9'1" (3.41m x 2.79m)



GROUND FLOOR
54.3 sq.m. (584 sq.ft.) approx.



1ST FLOOR
54.3 sq.m. (584 sq.ft.) approx.



TOTAL FLOOR AREA : 108.6 sq.m. (1169 sq.ft.) 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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BEDROOM FOUR
11'1" x 7'1" (3.40m x 2.16m)

FAMILY BATHROOM
7'2" x 8'1" (2.20 x 2.48m)

GENERAL INFORMATION

Tenure: Freehold
Energy Performance Rating: TBC
Council Tax Band TBC
Total Floor Area: 1169.00 sq ft / 108.60 sq m m
Fully uPVC Double Glazed
Gas Central Heating

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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