



87 Moor Lane,
Bolsover, S44 6EP

OFFERS IN THE REGION OF

£365,000

W

WILKINS VARDY

OFFERS IN THE REGION OF

£365,000

VIEWING STRONGLY RECOMMENDED
REFURBISHED & EXTENDED - SPACIOUS & STYLISH - SUPURB BRICK BUILT DOUBLE GARAGE

This superb detached bungalow has been recently extended and modernised to offer an impressive 1148 square feet of accommodation with three good sized bedrooms and a contemporary re-fitted bathroom. The 'WOW' factor is then clear to see with a fantastic living room with glazed bi-fold doors opening into a fantastic open plan family kitchen with re-fitted shaker style units, designer herringbone flooring, lantern skylight and bi-fold doors opening onto a pleasant south facing rear garden.

For garage lovers, travel down the private shared driveway and find a superb brick built double garage with great proportions. This property is a real 'gem' and needs to be viewed to be appreciated fully. It sits on one of Bolsover's most popular roads, with the town centre and castle just a short distance and Bolsover School at the end of the road.

- Extended & Refurbished Detached Bungalow - With Real 'Wow' Factor
- Good Sized Living Room with Tri-Fold Doors Opening Into The Family Kitchen
- Three Good Sized Bedrooms
- Larger Than Average Detached Double Garage & Car Standing Space
- Ready For Immediate Occupation - NO UPWARD CHAIN
- New Floor Coverings & Decoration Throughout
- Superb Open Plan Family Kitchen with Two Sets of Bi-Fold Doors & Lantern Roof Light
- Contemporary Re-Fitted Bathroom
- Attractive South Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Ideal Classic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 106.6 sq.m./1148 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

A composite front entrance door opens into an ...

Entrance Hall

Fitted with LVT flooring and downlighting.

Bedroom Three

14'0 x 8'3 (4.27m x 2.51m)
A good sized front facing single bedroom.

Bedroom Two

13'11 x 12'6 (4.24m x 3.81m)
A good sized front facing double bedroom.

Re-Fitted Family Bathroom

Being part tiled and fitted with a contemporary white 3-piece suite comprising a bath with waterfall mixer tap and mixer shower over, wash hand basin with waterfall mixer tap and storage below, and a concealed cistern WC
Chrome flat panel heated towel rail.
Tiled floor and downlighting.

Master Bedroom

14'0 x 11'11 (4.27m x 3.63m)
A good sized double bedroom with window to the side elevation.
Built-in cupboard which houses the combi boiler.

Living Room

14'0 x 12'4 (4.27m x 3.76m)
A spacious reception room having a feature fireplace with inset electric fire.
Tri-fold doors open into the

Superb Open Plan Kitchen/Dining/Family Room

27'4 x 13'7 (8.33m x 4.14m)
Being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliance to include an electric double oven and 5-ring induction hob with extractor hood over.
Space and plumbing is provided for a washing machine and dishwasher (which are due to fitted by the current owner).
Roof lantern, LVT flooring, downlighting and pendant lighting.
Two sets of bi-fold doors overlook and open onto the rear patio.

Outside

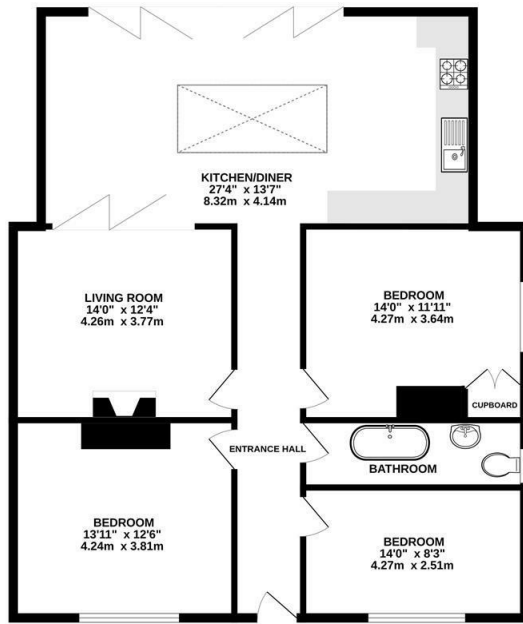
There is a walled, low maintenance decorative plum slate front garden, together with a paved path leading up to the front entrance door.

A shared block paved driveway to the side leads to a detached brick built double garage and a pebbled car standing area.

The south facing rear garden comprises a paved patio with plum slate border and a lawn.



GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.6 sq.m.) approx.
While 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, fittings and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Homestyler ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(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

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

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

RICS

Relocation agent network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

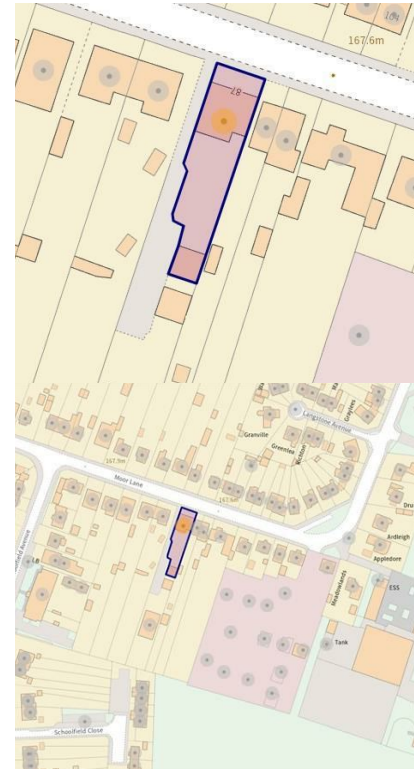
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varDY.co.uk