



28 Mill Lane,  
Bolsover, S44 6NP

OFFERS IN THE REGION OF

£335,000

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WILKINS VARDY

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£335,000

STYLISH DETACHED FAMILY HOME - THREE RECEPTION ROOMS - FOUR DOUBLE BEDS - LOW MAINTENANCE REAR GARDEN

Offering an impressive 1470 sq.ft. of stylish and well proportioned accommodation, is this four double bedroomed, 'two' bathroomed detached family home, which offers a perfect blend of comfort and space. With four good sized double bedrooms, this property provides ample room for relaxation and privacy. The well designed layout includes three reception rooms, the living room having bi-folds doors opening to the attractive, landscaped rear garden. The house also features a fitted kitchen with integrated appliances, a ground floors cloaks/WC and two bathrooms. Outside, there is parking for two vehicles.

Located in a popular, established residential neighbourhood, the property is well placed for accessing the local shops and amenities in Bolsover Town, including Bolsover Castle and is readily accessible for transport links towards Mansfield, Chesterfield and the M1 Motorway, J29A. This property is not just a house; it is a place where memories can be made. With its excellent location and spacious living areas, it is sure to appeal to families and individuals alike. Do not miss the opportunity to view this charming home and experience all it has to offer.

- Stylish Double Fronted Detached Family Home
- Three Versatile Reception Rooms
- Fitted Kitchen with Integrated Appliances
- Ground Floor Cloaks/WC
- Four Good Sized Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Off Street Parking for Two Cars
- Attractive, Enclosed Low Maintenance Rear Garden
- Popular Location
- EPC Rating: C

General

Gas central heating (Worcester Combi Boiler - under warranty until 11/01/2033)  
uPVC sealed unit double glazed windows (Insured for issues until June 2031)  
Composite front and side entrance doors.  
Oak internal doors throughout  
Security alarm system  
Gross internal floor area - 136.6 sq.m./1470 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

On the Ground Floor  
A composite front entrance door opens into an ...

Entrance Hall  
Fitted with LVT flooring and having built-in under stair storage. A staircase with oak and glass balustrade rises to the First Floor accommodation.

Cloaks/WC  
Fitted with LVT flooring and having a modern white 2-piece suite comprising of a wash hand basin with tiled splashback and storage below, and a low flush WC.

Office/Study  
11'7 x 8'2 (3.53m x 2.49m)  
A good sized versatile front facing reception room, currently used as an office and having downlighting.  
A door to the rear opens to a store room which houses the gas boiler.

Dining Room  
13'11 x 8'4 (4.24m x 2.54m)  
A good sized front facing reception room, fitted with LVT flooring.

Living Room  
20'11 x 11'3 (6.38m x 3.43m)  
A spacious reception room, fitted with LVT flooring and having downlighting. There is a feature media wall with an inset electric fire. Bi-fold doors overlook and open onto the rear of the property.

Kitchen  
12'6 x 9'5 (3.81m x 2.87m)  
Being part tiled and fitted with a range of cream wall, drawer and base units with under unit lighting and complementary wood work surfaces over. Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a fridge/freezer, dishwasher, electric oven and grill, and 4-ring gas hob with stainless steel extractor hood over. Space and plumbing is provided for a washing machine.  
LVT flooring and downlighting.  
A composite door gives access onto the side of the property.

On the First Floor

Spacious Landing

Master Bedroom  
15'7 x 11'11 (4.75m x 3.63m)  
A spacious front facing double bedroom having a door giving access into an ...

En Suite Shower Room  
Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, pedestal wash hand basin with tiled splashback, and a low flush WC.  
Tiled floor.

Bedroom Two  
13'0 x 10'6 (3.96m x 3.20m)  
A good sized rear facing double bedroom, currently used as a nursery.

Bedroom Three  
12'6 x 9'1 (3.81m x 2.77m)  
A good sized front facing double bedroom, currently used as a dressing room.

Bedroom Four  
11'0 x 10'5 (3.35m x 3.18m)  
A rear facing double bedroom.

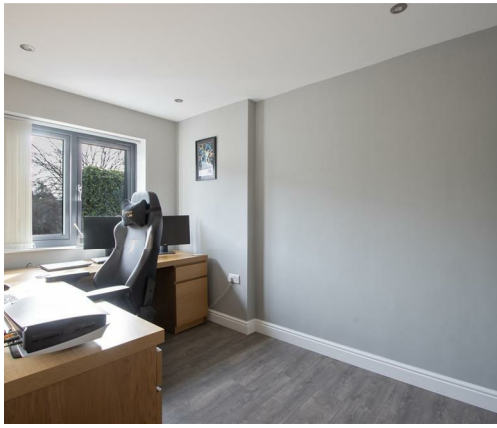
Family Bathroom  
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with folding glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.  
Tiled floor.

Outside  
To the front of the property there is a tarmac driveway providing off street parking, together with a decorative plum slate bed.

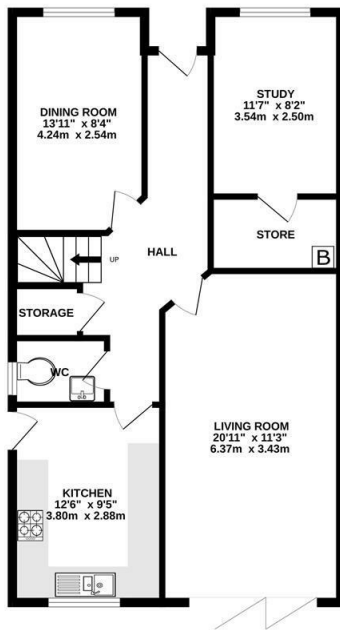
A path gives access down the side of the property to the attractive, low maintenance, enclosed rear garden which comprises of a large paved patio with bin store. There is an artificial lawn with slate side borders and a central paved path leading to a deck seating area with pergola and bar area.

External lighting is provided.

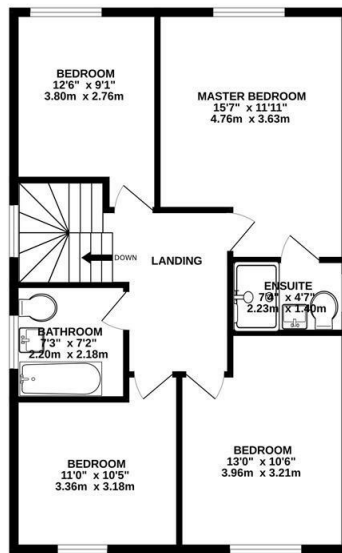




GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



## 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.



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