



## 6 Lawson Road Bolsover, Chesterfield, S44 6FS

\*\*\* EX-SHOW HOME \*\*\* THREE BEDROOMS \*\*\* DINING KITCHEN WITH FRENCH DOORS TO OUTSIDE \*\*\* BRAND NEW APPLIANCES \*\*\* LOUNGE \*\*\* BATHROOM \*\*\* ENSUITE SHOWER ROOM \*\*\* DELIGHTFUL LANDSCAPED GARDENS \*\*\* DRIVEWAY FOR TWO CARS \*\*\* GAS CENTRAL HEATING \*\*\* DOUBLE GLAZED WINDOWS AND DOORS \*\*\* AVAILABLE FOR IMMEDIATE OCCUPATION

Occupying a delightful plot, forming part of a highly desirable development, this property is offered to the rental market having never been occupied. All appliances are brand new and bathroom/shower room facilities have not been used.

The property is available for immediate occupation and is ideally suited for tenants looking for immaculate accommodation within a close range of amenities and facilities to include shops, schools and public transport. The position of the home also offers ease of access to the motorway network.

**£1,145 Per month**

# 6 Lawson Road

Bolsover, Chesterfield, S44 6FS



- Modern Semi-Detached House
- Good Sized Lounge
- Bathroom plus Ensuite Shower Room
- Available for Late December Occupation
- Ex-Show Home
- Dining Kitchen with French Doors to Outside
- Appliances
- Three Generous Bedrooms
- Ground Floor Cloakroom/WC
- Gardens to Front & Rear and Driveway

## Ground Floor Accommodation

### Entrance Hall

### Lounge

13'11" x 11'7" (4.266m x 3.550m)

### Inner Lobby

### Cloakroom/WC

### Dining Kitchen

9'11" x 14'8" (3.035m x 4.490m)

## First Floor Accommodation

### Landing

### Bedroom One

11'1" x 11'11" (3.390m x 3.645m)

## Ensuite Shower Room

8'1" x 4'10" (2.472m x 1.484m)

## Bedroom Two

10'6" x 8'5" (3.210m x 2.587m)

## Bedroom Three

7'7" x 5'11" (2.320m x 1.811m)

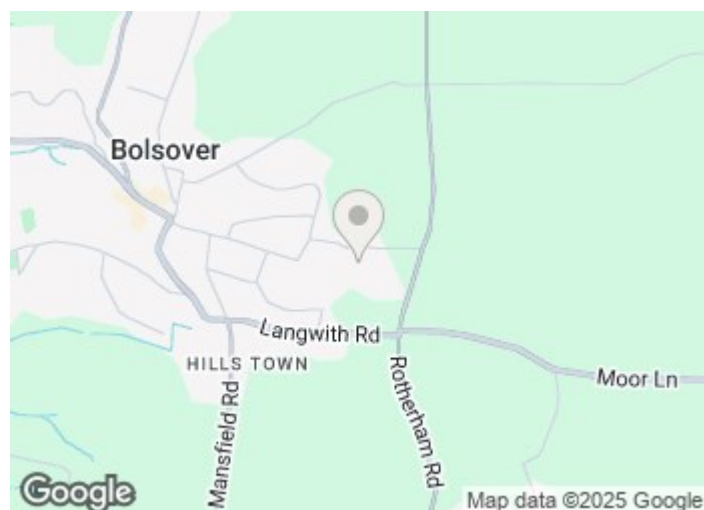
## Bathroom

5'3" x 8'5" (1.611m x 2.587m)

## Outside

## Viewing

## EPC Rating

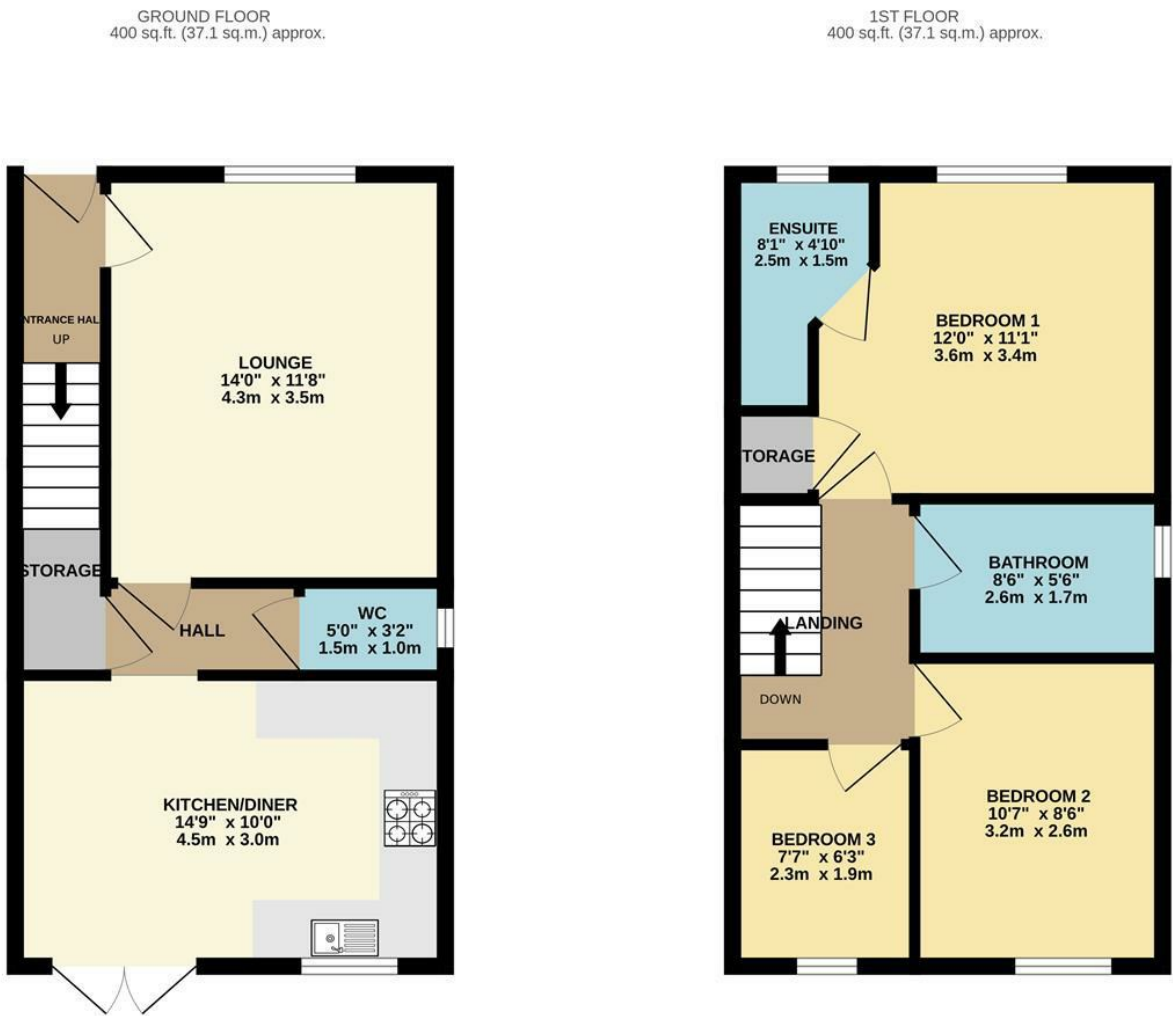


## Directions





Floor Plan



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</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