

# PINEWOOD



**Boughton Lane, Clowne, Chesterfield, Derbyshire S43 4QW**



**Offers In The Region Of  
£155,000**



Welcome to this charming semi-detached house located on Boughton Lane in the picturesque village of Clowne, Chesterfield. This delightful property boasts a cosy reception room, perfect for relaxing with family and friends. With three inviting bedrooms, there is ample space for a growing family or guests.

The house features a ground floor bathroom, ensuring convenience and comfort for all residents. Spanning across 787 square feet, this home offers a comfortable living space with a warm and welcoming atmosphere.

With a spacious and well stocked kitchen / diner, ideal for whipping up those meals or entertaining guests.

Situated in a peaceful neighbourhood, this property provides parking space for one vehicle, making it convenient for homeowners with a car. Whether you're looking to settle down in a tranquil setting or seeking a lovely family home, this semi-detached house on Boughton Lane is sure to capture your heart.

Don't miss the opportunity to make this charming property your own and enjoy the idyllic surroundings of Clowne, Chesterfield.

- THREE BEDROOMS
- SPACIOUS KITCHEN / DINER
- LARGE MASTER BEDROOM WITH FITTED WARDROBES
- OFF STREET PARKING
- NO UPWARD CHAIN
- SEMI-DETACHED - EXTENDED TO THE REAR
- GROUND FLOOR WC
- UPVC & GAS CENTRAL HEATING
- GOOD SIZE REAR GARDEN
- FREEHOLD - COUNCIL TAX BAND: A

### Entrance Hall

With a front aspect uPVC door, central heating radiator and fitted carpet.

### Lounge

12'6" x 14'7" (3.83 x 4.47)

With a front aspect uPVC window, a dado rail and decorative paper, a central heating radiator, a fire surround with electric fire, finished with a fitted carpet.

### Kitchen / Diner

13'11" x 12'3" (4.26 x 3.75)

The kitchen has shaker style cream door and drawer fronts, worksurface with tiled splash backs, a stainless steel sink and drainer, a uPVC window looking out to the rear garden and a uPVC door to the side aspect giving access to the garden, there is enough room at the end of the kitchen units for a 50/50 style fridge freezer, space for an under counter washing machine, having a cooker and extractor, two central heating radiators and a fully tiled floor. The dining area has a uPVC window with opaque glass, ornate fitted storage along with some storage under the stairs.

### Bathroom

7'10" x 4'11" (2.40 x 1.50)

A three piece bathroom, fully tiled with a bath tub and electric shower and curtain, vanity style sink, low flush WC, a central heating radiator and a fully tiled floor.

### Bedroom One

17'9" x 9'6" (5.43 x 2.90)

Reducing to (3.98) with 2 x uPVC windows, fitted carpet. a central heating radiator and sliding door wardrobes.

### Bedroom Two

11'0" x 8'5" (3.37 x 2.57)

A uPVC window, central heating radiator and fitted carpet.

### Bedroom Three

7'11" x 8'11" (2.42 x 2.72)

With a uPVC window, fitted carpet and a central heating radiator.

### Outside

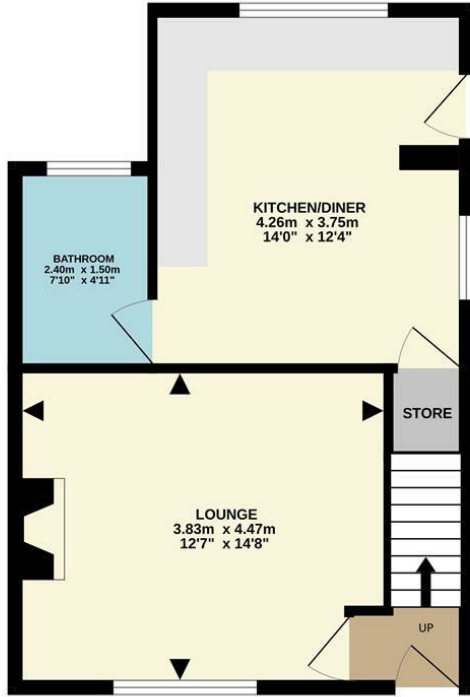
A block paved driveway and small garden to the front and a mature garden to the rear with a greenhouse and laid lawn.

### Disclaimer

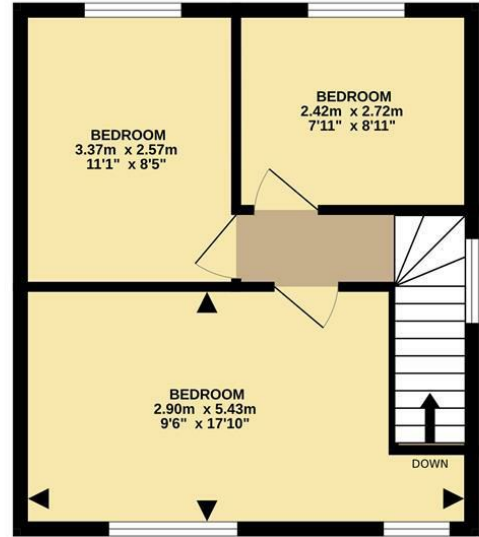
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GROUND FLOOR  
39.7 sq.m. (427 sq.ft.) approx.



1ST FLOOR  
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA: 73.1 sq.m. (787 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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