

PINEWOOD



Boughton Lane, Clowne, Chesterfield, S43 4QW

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£900 Per Month



Nestled on Boughton Lane in the charming village of Clowne, Chesterfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning approximately 700 square feet, the property features a bright and spacious lounge, ideal for relaxation and entertaining guests. The well-appointed kitchen provides ample space for culinary pursuits, making it a wonderful hub for family gatherings.

This home boasts three inviting bedrooms, including a generously sized master bedroom that promises restful nights and peaceful mornings. The convenience of a ground floor wet room adds to the practicality of the layout, catering to the needs of modern living.

Outside, you will find a private, low-maintenance garden, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, the property offers parking for two vehicles, ensuring that you and your guests have easy access.

With its appealing features and prime location, this semi-detached house is an excellent opportunity for families or individuals seeking a comfortable and stylish home in a friendly community. Don't miss the chance to make this lovely property your own.

****Video Tour Available, take a look around****

****If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information****

- Three Bedroom Sem-Detached
- Well-Equipped Kitchen
- Spacious Master Bedroom
- Pets considered £15 per pet per calendar month
- Council Tax Band :A
- Bright & Spacious Lounge
- Convenient Ground Floor Wet Room
- Well-Proportioned Second Bedroom
- Private & Low-Maintenance Garden
- Security Deposit £1009

Entrance Hall

Welcoming entrance hall featuring a UPVC front door, fitted carpet, and a wall-mounted digital thermostat for easy temperature control.

Lounge

A bright and inviting living space, freshly decorated, with a UPVC window to the front aspect, a brand-new fitted carpet, and a new central heating radiator for added comfort.

Kitchen

A well-equipped kitchen offering a selection of base and wall units, a worktop with an integrated hob, oven, and grill, and space for an automatic washing machine and fridge freezer. A pantry under the stairs provides additional storage, while a UPVC window overlooks the rear garden. Finished with vinyl flooring for easy maintenance.

Ground Floor Wet Room

A convenient wet room with fully tiled walls, a walk-in shower area with an integrated mixer shower from the boiler, a bifold door, a central heating radiator, and a UPVC opaque-glass window for privacy.

Bedroom One

A spacious front-aspect bedroom, recently decorated, featuring a UPVC window, central heating radiator, and fitted carpet for added comfort.

Bedroom Two

Overlooking the rear garden, this well-proportioned bedroom benefits from a UPVC window, central heating radiator, and fitted carpet.

Bedroom Three

A bright and airy room with a UPVC window overlooking the rear garden, a central heating radiator, and fitted carpet, making it a versatile space for a bedroom or home office.

Front Exterior

Set back from the road, the property benefits from off-road parking to the front, providing convenience and ease of access.

Rear Exterior

A low-maintenance rear garden, offering a private and peaceful outdoor space that is not overlooked, perfect for relaxation or outdoor entertaining.

General Information

EPC: C

Council tax band: A

Total Floor Area: 62.7 sq. m. (675 sq. ft.)

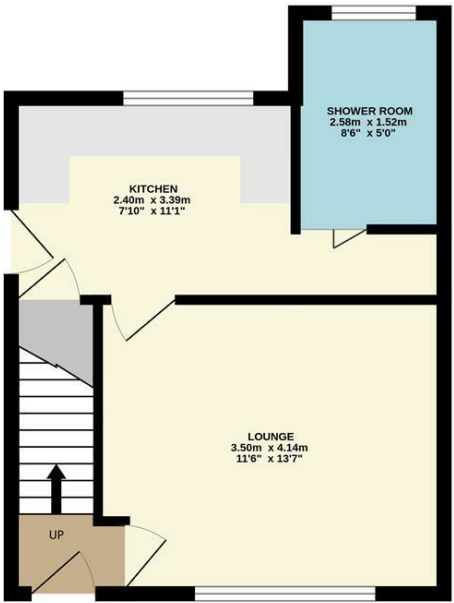
Gas Central Heating

Disclaimer

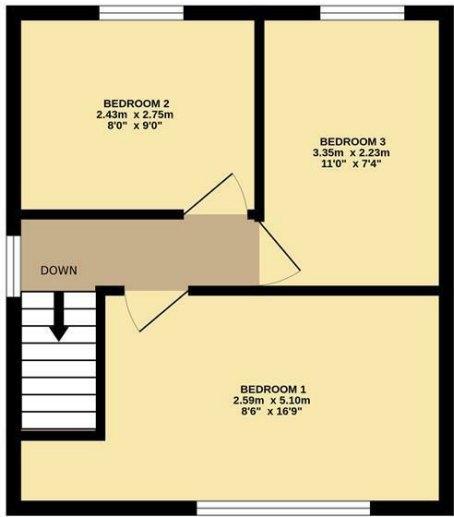
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GROUND FLOOR
32.2 sq.m. (347 sq.ft.) approx.



1ST FLOOR
30.4 sq.m. (328 sq.ft.) approx.



TOTAL FLOOR AREA: 62.7 sq.m. (675 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 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	

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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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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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