



10 Lilac Grove, Bolsover, Chesterfield, S44 6EX

- NO UPWARD CHAIN
- GOOD SIZED LOUNGE
- TWO WELL PROPORTIONED BEDROOMS
- LONG DRIVE AND GARAGE
- PERFECT RETIREMENT BUNGALOW
- MODERN KITCHEN
- LOW MAINTENANCE REAR GARDEN
- CALL HUNTERS NOW

Guide Price £220,000

HUNTERS®

HERE TO GET *you* THERE

**** REDUCED TO A LOWER GUIDE PRICE OF £220,000 TO
£230,000 FOR A QUICK SALE ****

Tucked away at the end of a quiet cul-de-sac, this NO CHAIN, WELL PRESENTED, TWO BEDROOM DETACHED BUNGALOW offers a fantastic opportunity for those looking to downsize or enjoy peaceful retirement living. Ideally located in the heart of Bolsover, the property is just a short walk from Bolsover Secondary School and boasts excellent access to the M1, making it perfect for commuters too.

You'll love the convenience of having local amenities right on your doorstep – from shops, pharmacies, hairdressers, and restaurants to the historic and iconic Bolsover Castle, all within easy reach in Bolsover Village.

Step inside to find a welcoming entrance hallway a spacious lounge ideal for relaxing or entertaining, and a well-appointed kitchen. There are two generously sized bedrooms – one of which is currently being used as a dining room – plus a modern three-piece shower room suite.

The home benefits from gas central heating and uPVC double glazed windows throughout, ensuring year-round comfort and energy efficiency.

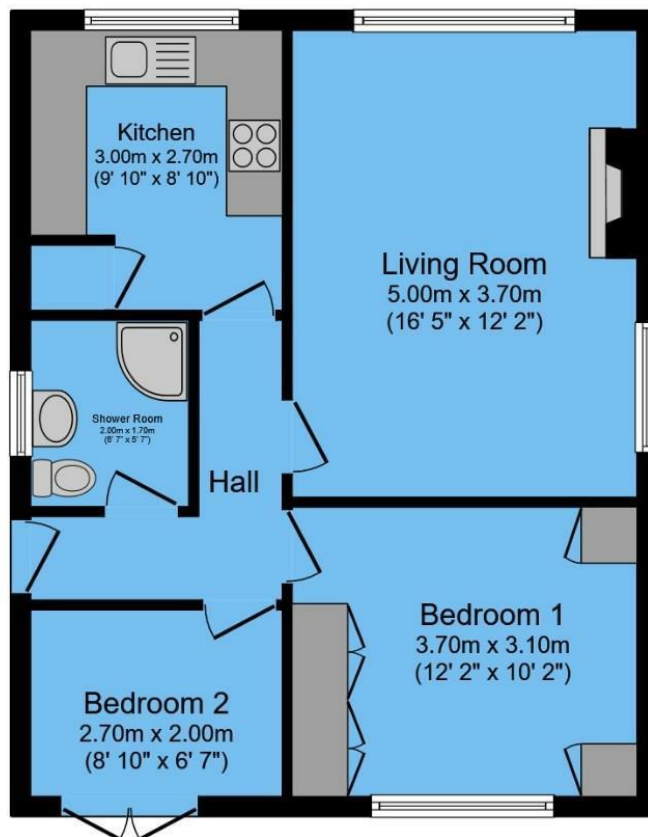
Outside, the property boasts a low-maintenance rear garden, perfect for enjoying the outdoors without the upkeep. To the front, there's a neatly maintained lawn, a long private driveway providing ample off-road parking, and a detached garage for added convenience.

This is a rare opportunity to secure a detached bungalow in a prime Bolsover location, offered to the market with no upward chain – early viewing is highly recommended!

Call Hunters to view now! Freehold, Tax Band B, EPC Rating D.







Total floor area 53.3 sq.m. (574 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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