



Price Guide £240,000 Freehold

16 ROWTHORNE LANE | GLAPWELL | CHESTERFIELD | S44 5QD

**BuckleyBrown**  
ESTATE AGENTS

## OOZING POTENTIAL!...

Located in the heart of Glapwell, Chesterfield, this two-bedroom detached bungalow presents an excellent opportunity for those looking to modernise and create their perfect home. Offering generous outdoor space, a flexible internal layout, this home is ideal for downsizers, first-time buyers, or investors looking for a property with strong potential.

Step inside into the generously sized open-plan living and dining area, complete with a feature fireplace that creates a warm and homely atmosphere. Large windows allow for an abundance of natural light, enhancing the sense of space. Adjacent to the living space is a well-proportioned kitchen, offering plenty of potential for a modern update. With a practical layout and a door to the side, it's a space ready to be transformed.

The bungalow offers two comfortable bedrooms, both of which are light-filled and well-sized to accommodate bedroom furniture or alternative uses such as a home office or guest room. A three-piece bathroom suite serves the property.

Externally, the property continues to offer fantastic potential. To the front, there is a driveway providing ample off-road parking, which extends down the side of the bungalow and leads to a spacious double garage—ideal for additional parking, storage, or even future conversion into a workshop or studio. A gravelled front area adds to the property's kerb appeal and ensures easy maintenance, while the private rear garden features a neatly laid lawn, bordered by mature shrubs and established trees, offering a peaceful setting and space to relax or entertain.





#### Porch

With access into:

#### Living/ Dining Room 14'9" x 20'8"

With carpeted flooring, feature fireplace and a window to the front elevation.

#### Kitchen 7'7" x 9'6"

Complete with a range of matching cabinetry and worktop surfaces. With an inset sink and drainer and space for appliances. With a window and door to the side elevation.

#### Bedroom One 9'10" x 11'10"

With carpeted flooring and a window to the rear elevation.

#### Bedroom Two 9'6" x 11'10"

With carpeted flooring and a window to the rear elevation.

#### Bathroom 4'8" x 9'3"

Complete with a three piece suite including a shower, low flush WC and hand wash basin. With a window to the side elevation.

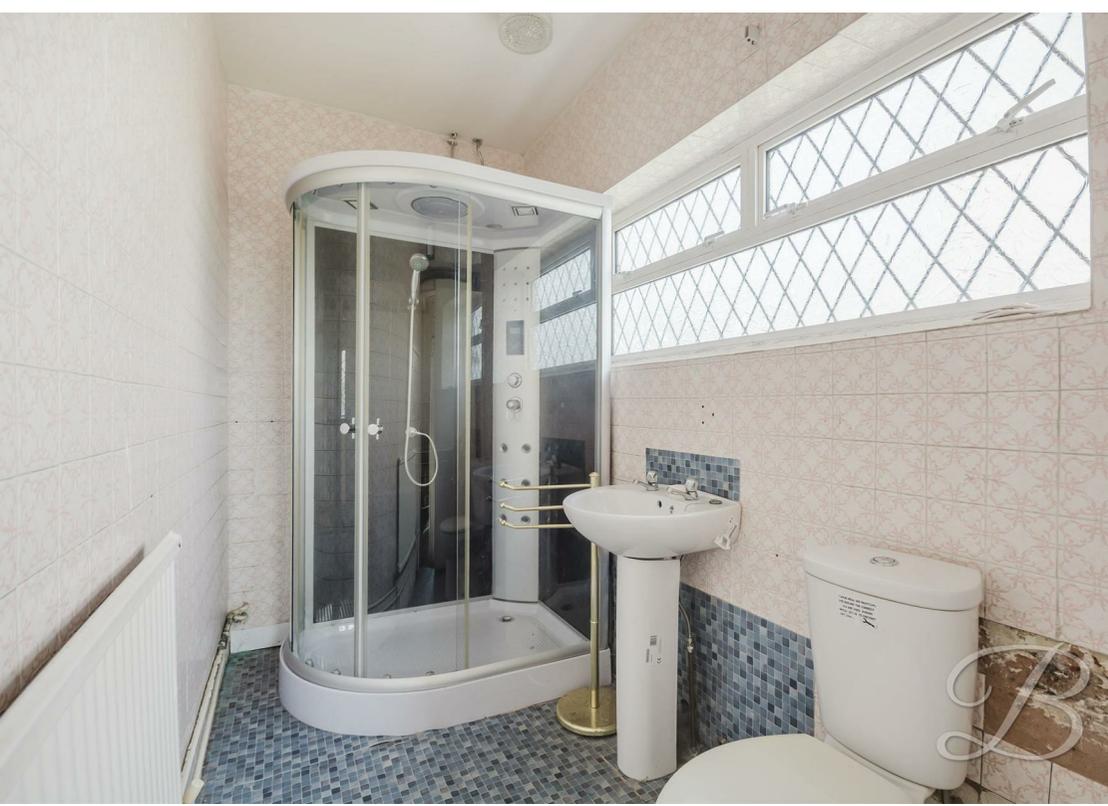
#### Outside

The front of the property features a driveway that extends down the side, providing access to a spacious double garage. A neatly gravelled area adds kerb appeal and low-maintenance charm. To the rear, the garden offers a well-kept lawn bordered by mature shrubbery and trees.

#### Garage 16'6" x 18'4"

Accessible from the front and side elevation.





**Ground Floor**  
68 Sq.m/ 732.65 Sq.ft  
Approx



**First Floor**  
33 Sq.m/ 355.04 Sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>84</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>61</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 |           |

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