



Offers Over £210,000 Freehold

197 LANGWITH ROAD | BOLSOVER | CHESTERFIELD | S44 6LU

**BuckleyBrown**  
ESTATE AGENTS



## THE ONE FOR YOU!

Nestled in a popular area of Bolsover, this beautifully updated two-bedroom detached bungalow offers modern, low-maintenance living on a single level, just a short distance from local shops, amenities, public transport links, and the historic Bolsover Castle.

The property has had some extensive improvements over recent years, including a new roof, new gas boiler, updated flooring throughout, a stylish new bathroom, and the addition of ceramic garden tiles, ensuring it's completely move-in ready and ideal for buyers seeking both comfort and peace of mind.

Step into a welcoming entrance hallway that leads to a well-proportioned and light-filled living room, perfect for relaxing or entertaining. A standout feature of this space is the open-plan kitchen and dining area, which has been tastefully updated and includes a feature fireplace, generous worktop space, integrated appliances, and room for a family dining table—creating a warm and sociable heart to the home.

The bungalow offers two comfortable double bedrooms, both with fitted wardrobes, providing ample built-in storage while still allowing plenty of space for additional furniture. The main bathroom is fitted with a three piece suite.

The outside space is just as impressive. To the front of the property, a private driveway provides off-road parking, surrounded by neatly maintained shrubbery and decorative pebbled areas that give the home great kerb appeal with minimal upkeep. The rear garden has been designed for easy outdoor living and entertaining, featuring a spacious laid patio with ceramic tiling, ideal for al fresco dining, summer BBQs, or simply enjoying a morning coffee. The garden is fully enclosed by fencing, offering privacy and security, and includes two garden sheds that provide excellent storage for tools, equipment, or outdoor furniture.





#### Entrance Hall

Surrounding doors provide access into;

#### Living Room 10'10" x 11'4"

With laminate flooring and a bay window to the front elevation.

#### Kitchen/Dining Room 9'4" x 23'3"

The kitchen is complete with a range of matching cabinetry and worktop space. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. This room offers ample space for your dining furniture. With laminate flooring, feature fireplace, windows to side elevation and a door providing access to the garden.

#### Bedroom One 10'10" x 11'2"

With carpeted flooring, fitted wardrobes and a window to the front elevation.

#### Bedroom Two 8'11" x 10'9"

With carpeted flooring, fitted wardrobes and a window to the rear elevation.

#### Bathroom 4'8" x 8'11"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

#### Outside

To the front of the property, a private driveway provides off-road parking, complemented by well-maintained shrubbery and decorative pebbled areas that enhance the home's kerb appeal. The rear garden features a spacious laid patio, ideal for outdoor seating or entertaining, with two storage sheds offering practical space. The area is fully enclosed by surrounding fencing, ensuring privacy and security.











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>67</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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## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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