



PINEWOOD



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## 15 Castle Lane, Bolsover

£1,050 pcm Freehold

Beautifully presented 3-bed home on Castle Lane, Bolsover. Features spacious living, modern kitchen, landscaped garden with deck and hot tub. Ideal for families or professionals. Great location.

Council Tax band: A

Tenure: Freehold

Nestled on the ever-popular Castle Lane in Bolsover, this beautifully presented three-bedroom home offers a perfect blend of character features and contemporary living, making it an ideal rental property for families and professionals alike.

The accommodation is well-proportioned throughout and briefly comprises a welcoming entrance hall, spacious lounge featuring a charming log-burning stove and attractive bay window seating area, a separate dining room ideal for entertaining, and a modern high-gloss fitted kitchen complete with integrated appliances. The ground floor further benefits from a stylish shower room and a versatile utility/garden room with direct access to the rear garden.

To the first floor are three well-sized bedrooms and a family bathroom, providing flexible living space for a range of tenants. The property has been thoughtfully maintained and enhanced with contemporary décor whilst retaining a number of attractive character features.

Externally, the property enjoys a landscaped rear garden designed for both relaxation and entertaining, featuring a raised decked seating area, hot tub, lawned garden.

Situated within easy reach of local amenities, schools, transport links and the historic Bolsover town centre, this attractive home offers comfortable and stylish accommodation in a sought-after residential location.

Early viewing is highly recommended to fully appreciate the quality, space and setting on offer.





### Entrance Hallway

Entered via a uPVC front door, the welcoming entrance hall features attractive tiled wall finishes transitioning to stylish wall panelling, creating a blend of character and contemporary design. A modern vertical radiator provides warmth, whilst fitted carpeting continues seamlessly through to the main living accommodation.

### Lounge

12' 5" x 13' 1" (3.79m x 4.00m)

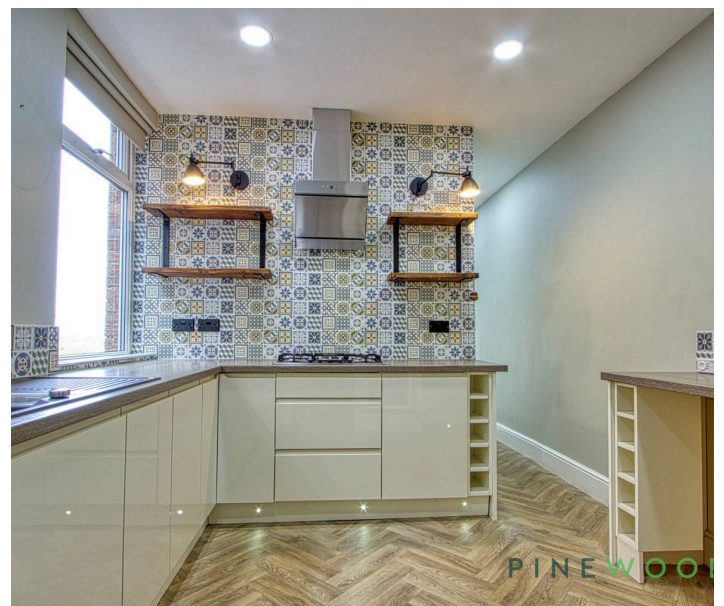
A beautifully presented reception room combining traditional charm with modern styling. Decorative coving and a picture rail complement contemporary ceiling lighting, whilst the feature log-burning stove set within the chimney breast creates an inviting focal point. Bespoke fitted cabinetry is positioned to either side, offering practical storage. A charming bay window has been transformed into a seating area, providing the perfect spot to relax and enjoy the natural light. Finished with fitted carpeting and a contemporary vertical radiator.



### Dining Room

12' 10" x 13' 7" (3.92m x 4.15m)

Continuing the property's stylish theme, the dining room offers a wonderful space for entertaining. Contemporary feature lighting highlights the room, whilst decorative panelling to the chimney breast creates an attractive focal point with useful fitted storage beneath. Additional under-stairs storage is available, together with a vertical radiator and fitted carpeting. Windows to both the side and rear aspects allow plenty of natural light to fill the room.





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GROUND FLOOR  
62.9 sq.m. (677 sq.ft.) approx.



1ST FLOOR  
54.1 sq.m. (583 sq.ft.) approx.



TOTAL FLOOR AREA : 117.0 sq.m. (1260 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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Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

