



## 71 Oxcroft Lane, Bolsover, Chesterfield, S44 6DW

Offers In The Region Of £290,000

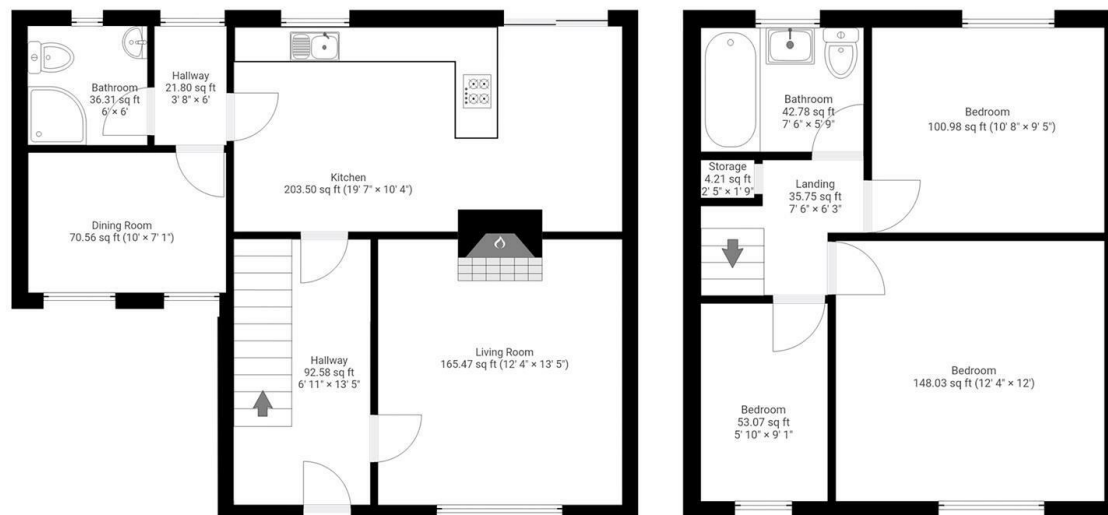
- Beautifully presented 3/4 bedroom home
- Log burner in the lounge - wood store to the rear
- modern kitchen diner with breakfast bar area
- Viewing is a must
- Large plot with lawn and parking
- Multiple parking spaces to the front and rear
- Renovated throughout
- Large garage with power
- Extended bedroom, home office area
- New electrics and new plumbing with combi boiler

## Oxcroft Lane, S44

DETAILS  
Total area: 974.50 sq ft

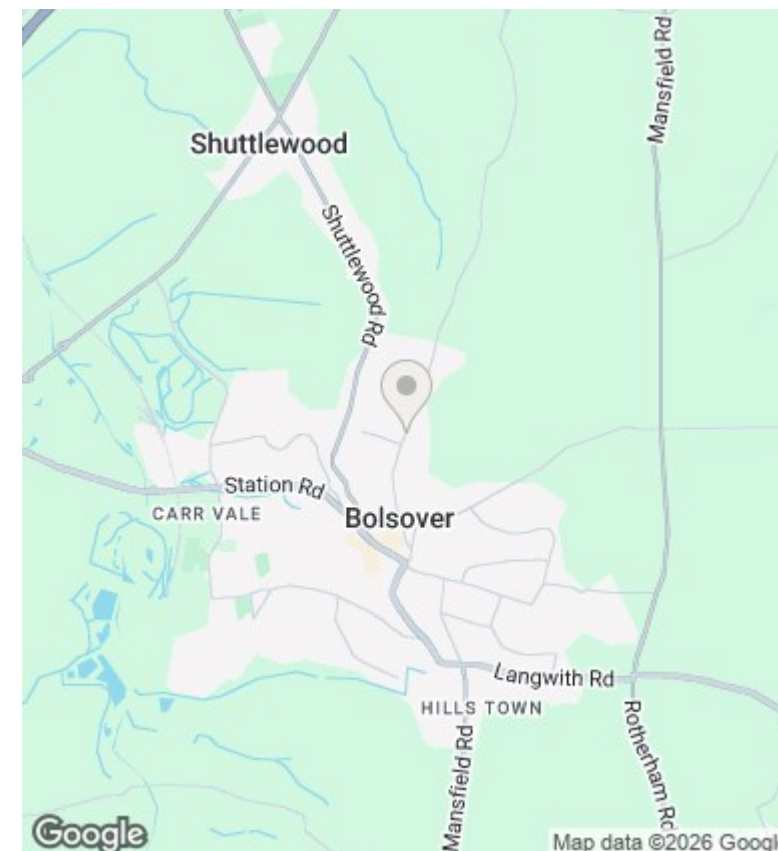
▼ **Ground Floor** TOTAL AREA: 589.88 sq ft

▼ **1st Floor** TOTAL AREA: 384.62 sq ft



This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.

0' 2' 4' 6' 8' 10' 1.85



## Directions

## Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 59                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |