



Offers Over £200,000 Freehold

11 LIME TREE AVENUE | GLAPWELL | CHESTERFIELD | S44 5LF

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ESTATE AGENTS



## YOUR NEXT CHAPTER STARTS HERE!...

We are delighted to present this three-bedroom detached property, perfectly positioned in the desirable village of Glapwell, Chesterfield. With a practical layout, generous living space, and nearby access to a wealth of local amenities, schools, shops, and transport links, this home is well-suited for a range of buyers.

Step inside to a welcoming entrance hall that leads into the heart of the home—the open-plan kitchen and dining room. Designed for everyday living, this space offers plenty of cabinetry, ample worktop areas for cooking, and room for a family dining table, making it ideal for both mealtimes and entertaining. The living room is a cosy and inviting retreat, enhanced by a charming feature fireplace that creates a warm focal point. With comfortable proportions and a homely feel, this room is perfect for relaxing evenings or spending quality time with family and friends.

Upstairs, the property offers three well-proportioned bedrooms, each providing space for family members, guests, or even a home office if desired. A family bathroom completes the first floor, offering a functional and stylish layout for everyday convenience.

Externally, the property enjoys low-maintenance gardens to both the front and rear. The front benefits from a driveway providing off-street parking, a laid lawn, and a pathway leading to the front door, all enclosed by surrounding fences. To the rear, you'll find a private garden with a patio seating area, a handy storage area, and a useful outbuilding that adds further practicality, whether for storage, hobbies, or a workshop.

Call today to arrange a viewing!!!





### Entrance Hall

With stairs rising to the first floor, windows to the front elevation and surrounding doors provide access into;

### Kitchen/Dining Room 10'5" x 11'7"

The kitchen is complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, electric hob with hood over and space for appliances. This room allows ample space for your dining furniture. With a window and door to the side elevation.

### Living Room 12'3" x 17'6"

With carpeted flooring, feature fireplace and windows to the front and side elevation.

### Landing

With access into;

### Bedroom One 12'4" x 9'7"

With carpeted flooring and a window to the front elevation.

### Bedroom Two 10'6" x 9'8"

With carpeted flooring and a window to the side elevation.

### Bedroom Three 9'3" x 7'8"

With carpeted flooring and a window to the side elevation.

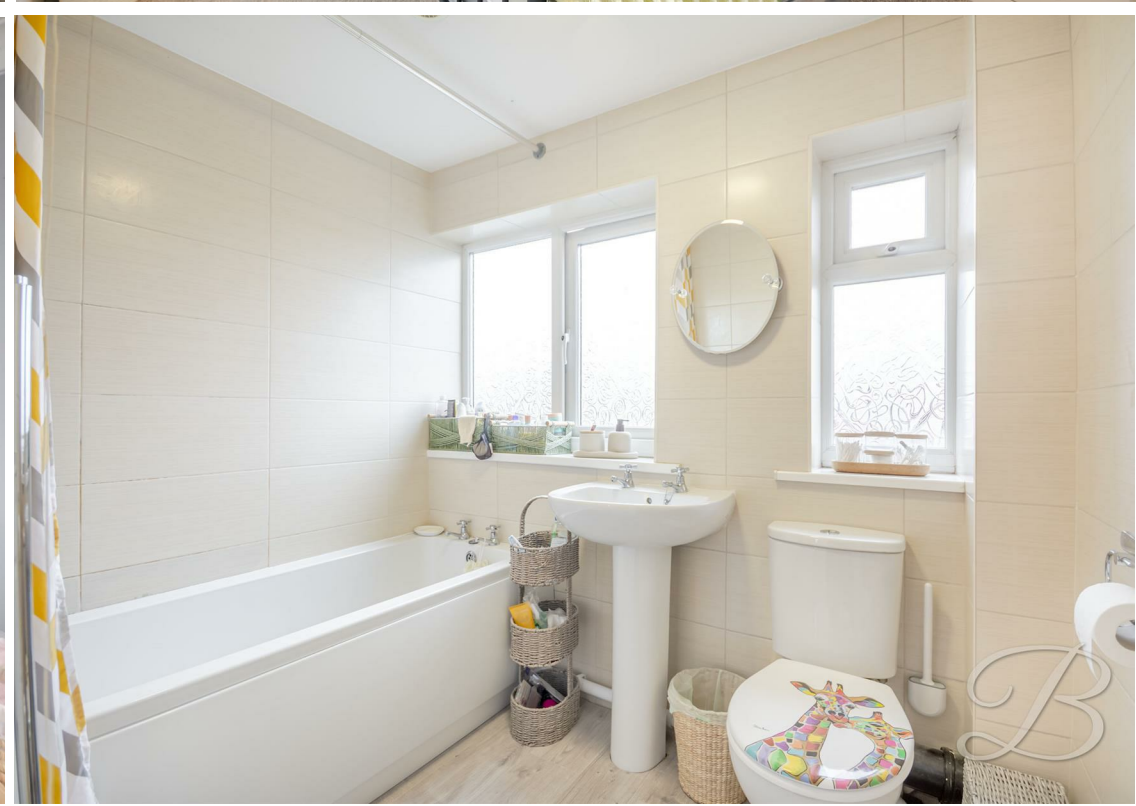
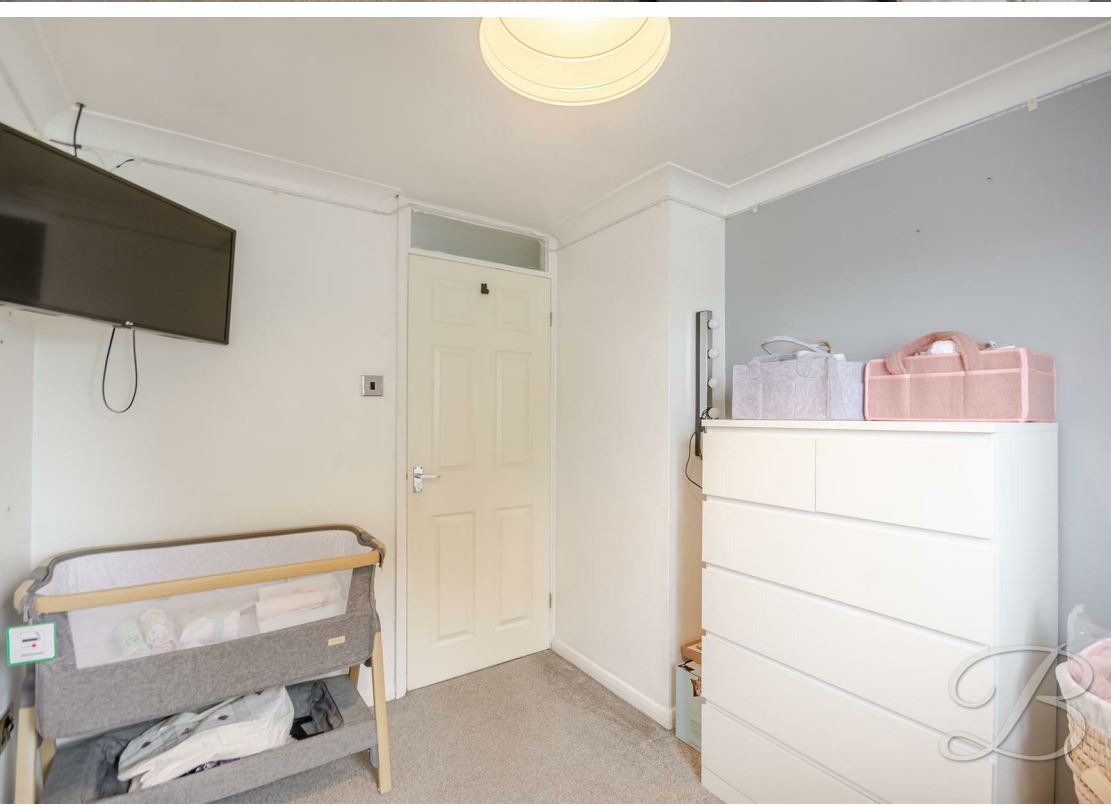
### Bathroom 5'6" x 7'5"

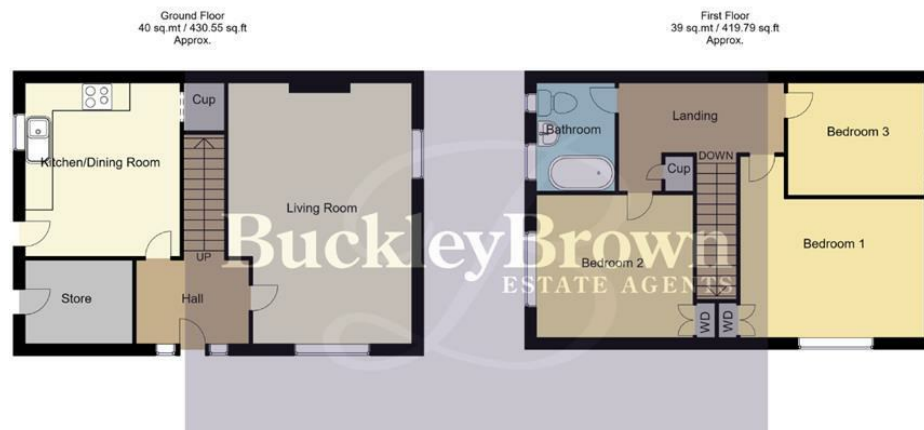
Complete with a three piece suite including a bath, low flush WC and a hand wash basin. With windows to the side elevation.

### Outside

Low maintenance front and rear gardens. The front of the property offers a driveway, laid lawn, pathway to the front door and surrounding fences. The rear garden offers access to a handy storage cupboard and outbuilding.







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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	76
(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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