



57 East Street,  
Doe Lea, S44 5NP

£189,950

W  
WILKINS VARDY

# £189,950

THREE STOREY MID TOWN HOUSE - THREE BEDS - TWO BATHROOMS - LOW MAINTENANCE REAR GARDEN

Located in the village of Doe Lea is this delightful mid town house offering neutrally presented and generously proportioned accommodation, making this an ideal property for families or those seeking extra space. The house features a modern kitchen/diner with French doors opening to a low maintenance rear garden. The property also benefits from a generous living room, three good sized bedrooms and two bathrooms providing ample facilities for family living. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for everyday life. Outside, there is driveway parking and an integral garage

Occupying a cul-de-sac position off East Street, the property enjoys the convenience of local amenities, whilst being readily accessible for routes towards Mansfield, Chesterfield and M1 Motorway, J29.

Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to own a charming home in a desirable location. Don't miss the chance to make this lovely house your new home.

- THREE STOREY MID TOWN HOUSE
- CLOAKS/WC
- MODERN KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- GOOD SIZED LIVING ROOM WITH FRENCH DOORS TO A JULIET BALCONY
- THREE BEDROOMS
- FAMILY BATHROOM & EN SUITE SHOWER ROOM
- INTEGRAL GARAGE & OFF STREET PARKING
- LOW MAINTENANCE REAR GARDEN
- EPC RATING: C

## General

Gas central heating (Ideal Logic Combi 35 Boiler)  
uPVC sealed unit double glazed windows and doors (unless otherwise stated)  
Gross internal floor area - 111.9 sq.m./1205 sq.ft. (including Garage)  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

A front entrance door opens into a ...

## Entrance Hall

Fitted with vinyl flooring and having a built-in under stair storage cupboard. A staircase rises to the First Floor accommodation.  
Doors from here give access into the Cloaks/WC, Garage and the Dining Kitchen.

## Cloaks/WC

Fitted with vinyl flooring and having a 2-piece white suite comprising of a pedestal corner wash hand basin with tiled splashback, and a low flush WC.

## Kitchen/Diner

15'10 x 10'10 (4.83m x 3.30m)  
Spanning the full width of the property, being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with pull out hose spray mixer tap. Integrated appliances to include an electric double oven and 4-ring gas hob with concealed extractor over.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
Vinyl flooring.  
uPVC double glazed French doors overlook and open onto the rear of the property.

## On the First Floor

## Landing

Having a built-in storage cupboard. A staircase from here rises up to the Second Floor accommodation.

## Living Room

15'10 x 10'10 (4.83m x 3.30m)  
A generous reception room, spanning the full width of the property and having uPVC double glazed French doors which open to a Juliet balcony.

## Bedroom One

13'2 x 9'1 (4.01m x 2.77m)  
A good sized front facing double bedroom. A door gives access to an ...

## En Suite Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## On the Second Floor

## Landing

## Bedroom Two

12'8 x 11'0 (3.86m x 3.35m)  
A good sized front facing double bedroom

## Bedroom Three

10'6 x 9'6 (3.20m x 2.90m)  
A rear facing good sized single/small double bedroom having a timber framed double glazed Velux window.

## Family Bathroom

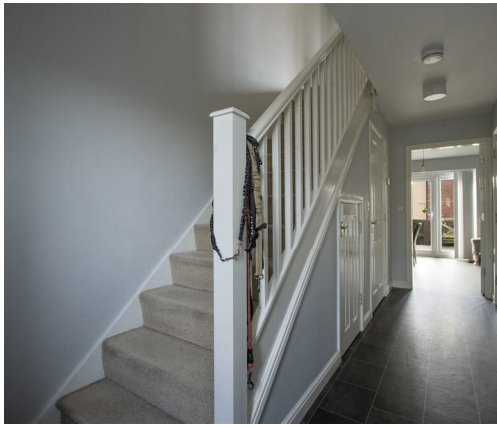
7'1 x 6'8 (2.16m x 2.03m)  
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.  
Timber framed double glazed Velux window.

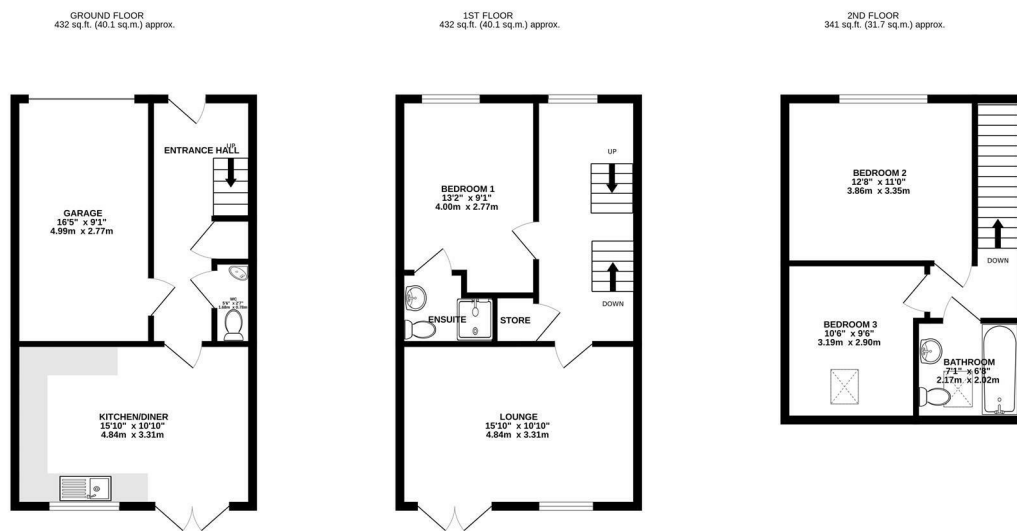
## Outside

To the front of the property there is a tarmac driveway providing off street parking and leading to the Integral Garage which has an 'up and over' door, light and power. There is also a block paved area providing additional parking.

To the rear of the property there is a decking area with steps down to a path and gate which opens to a path for bin access.







TOTAL FLOOR AREA : 1205 sq.ft. (111.9 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-vardy.co.uk