



Boughton Lane, Clowne, Chesterfield, S43 4QR

4 1 1 EPC C

Offers In The Region Of  
£240,000

PINWOOD



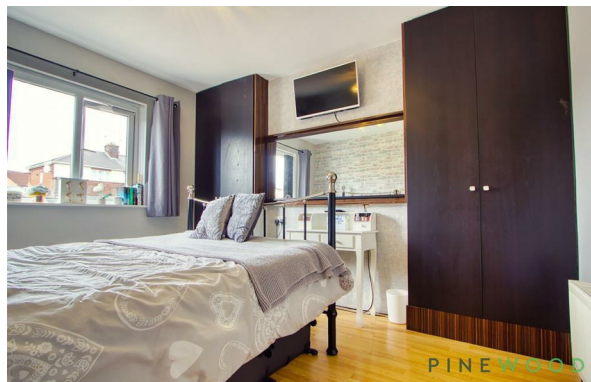


# Boughton Lane Clowne Chesterfield S43 4QR

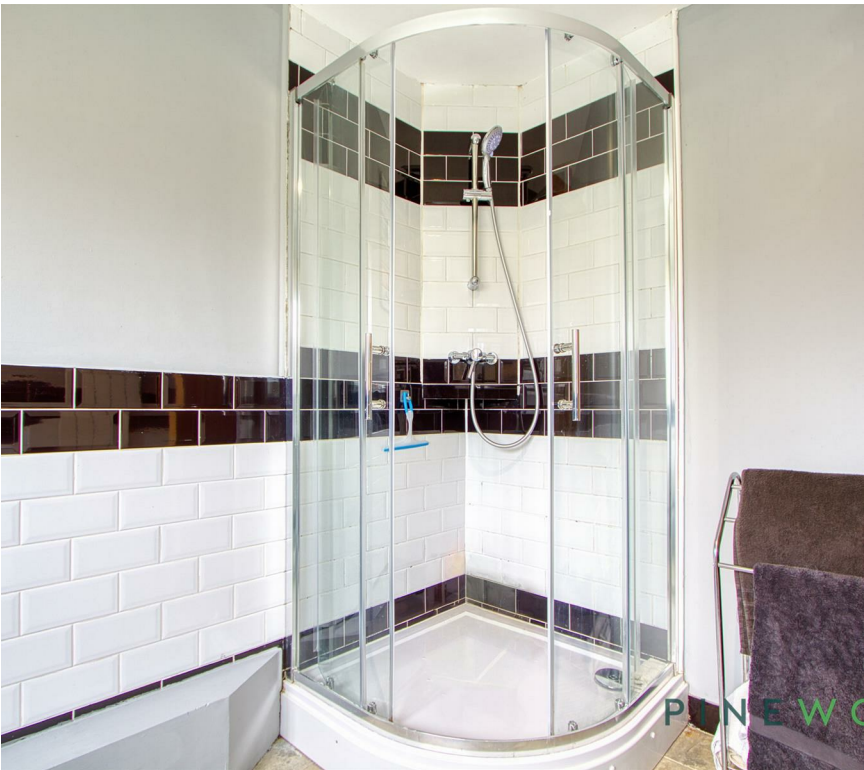
## Offers In The Region

4 bedrooms  
1 bathrooms  
1 receptions

- Spacious 4-bedroom bungalow
- Located in Clowne, Chesterfield
  - 1 modern bathroom
  - Cosy reception room
  - Ideal for families
- Quiet Boughton Lane location
  - Single-storey living
  - Close to local amenities
- Easy access to transport links
- Freehold - Council Tax Band: B







## LOVELY SEMI-DETACHED BUNGALOW, EXTENDED TO THE REAR ADDING A MODERN BATHROOM AND A UTILITY SPACE FOR YOUR CONVENIENCE, PERFECT FOR FAMILIES...

Nested in the charming area of Clowne, Chesterfield, this delightful bungalow on Boughton Lane offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed bathroom ensures that daily routines are both practical and pleasant.

The heart of the home is a welcoming reception room, providing a warm and inviting space for relaxation and entertaining. Natural light floods the area, creating a bright and airy atmosphere that enhances the overall appeal of the property.

One of the standout features of this bungalow is the ample parking available for up to three vehicles, a rare find that adds to the convenience of living in this lovely neighbourhood. The surrounding area boasts a friendly community feel, with local amenities and green spaces just a stone's throw away, making it an excellent choice for those who appreciate both tranquillity and accessibility.

This property presents a wonderful opportunity for anyone looking to settle in a peaceful yet well-connected location. With its generous living space and practical features, this bungalow is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming home your own.

**\*\*Video tour available, take a look around!\*\***

**\*\*Contact Pinewood Properties for more information or to book a viewing\*\***

### Entrance Hall

The entrance hall offers access to the principal rooms on the ground floor and features a staircase leading to the first floor. Its neutral tones and flooring create a welcoming entry to the home.

### Kitchen/Diner

11'10" x 14'4" (3.60m x 4.38m)

This kitchen/diner is well appointed with ample storage and work surfaces in a contemporary design. Cream cabinetry is complemented by dark worktops and tiled flooring, while modern appliances include a gas hob and integrated oven. The room benefits from a door leading to the rear garden and includes a central island with seating, ideal for casual dining or socialising.

### Lounge

11'10" x 11'4" (3.60m x 3.46m)

The lounge offers a comfortable and inviting space featuring a large window that fills the room with natural light. Its neutral decor and carpeted floor create a cosy atmosphere, perfect for relaxation or entertaining. French doors open out to the rear garden, providing seamless indoor-outdoor living.

### Utility Room

5'9" x 8'6" (1.75m x 2.59m)

A useful utility room providing additional space for laundry and storage, located adjacent to the bathroom and kitchen with convenient access to the outside. It features practical flooring and a rear door.

### Bathroom

9'10" x 8'6" (3.00m x 2.59m)

The bathroom is a bright and functional space featuring a white suite with a bath, separate corner shower cubicle, wash basin, and WC. The room is accented with black and white tiling and a large window allowing plenty of daylight to stream in.

### Bedroom 1

11'10" x 10'1" (3.60m x 3.07m)

Bedroom 1 offers a peaceful retreat with twin fitted wardrobes providing practical storage. A large window brings in natural light, and the room features wooden flooring and neutral walls, creating a calm and restful environment.

### Bedroom 2

11'10" x 8'3" (3.60m x 2.51m)

Bedroom 2 is a cosy room with wooden flooring and a bright window. It offers a versatile space suitable for a single bed or as a home office, with neutral tones enhancing the light and airy feel.

### Bedroom 3

11'3" x 11'11" (3.42m x 3.63m)

Bedroom 3 is located on the first floor and provides a spacious area under the eaves with carpeted flooring. The room benefits from a skylight window which floods the space with natural light, creating a bright and airy atmosphere.



#### Bedroom 4

11'3" x 8'2" (3.42m x 2.50m)

Bedroom 4 is a smaller first-floor room with sloping ceilings and wooden flooring. A window allows natural light to enter, and the space is suitable for a single bed or study area.

#### Rear Garden

The rear garden is a generous, enclosed space with a lawn and a patio area directly accessible from the lounge. It is bordered by fencing and mature shrubbery, providing privacy and room for outdoor activities or relaxing.

#### Rear Courtyard

An additional outdoor space at the rear offers a graveled seating area bordered by fencing and evergreen shrubs, creating a private spot perfect for enjoying the outdoors with seating and potential for a hot tub.

#### Front Exterior

The front exterior features a driveway with ample parking space. The property has a modern rendered facade with a black front door and contemporary fixtures, creating a welcoming entrance.

#### General Information

EPC: D

Council Tax Band: B

uPVC double glazing

Total Floor Area: 94.7 sq.m. (1019 sq.ft)

Enclosed Rear Garden

#### Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

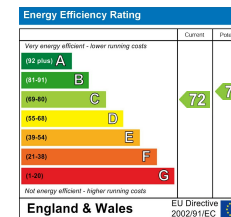
#### A reservation agreement maybe available

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.



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