



GUIDE PRICE £180,000 -  
£190,000

Leyland Close, Bolsover, Chesterfield,



Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"The perfect first home, family starter or downsizing opportunity – with nothing to do but move straight in and enjoy."

-Jasmine, Valuer



## EASY TO LOVE, EASY TO LIVE IN

*With an immediate sense of comfort that only grows as you make your way through the home.*

Modern, well cared for and beautifully presented throughout, this lovely home offers a welcoming feel and an easy-flowing layout. The enclosed rear garden provides a private outdoor retreat, while off-road parking adds everyday convenience. Ready to move straight into, it is the kind of home that makes settling in feel effortless.



## THE FINER DETAILS

*This lovely modern two-bedroom semi-detached home offers comfortable day-to-day living, with a lounge, kitchen/diner, family bathroom, ground floor WC, enclosed rear garden and allocated parking.*

Upon entering the property, you are welcomed into the entrance hall, which provides access to the main living areas. The kitchen/diner sits to the front of the home, providing an ideal setting for everyday living, while to the rear the lounge offers a comfortable space to relax. French doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless connection between indoors and out. Also accessed from the kitchen/diner is a convenient ground floor WC.

Upstairs, the accommodation comprises two bedrooms, with the main bedroom positioned to the rear of the property. The second bedroom benefits from a useful storage cupboard over the stairwell. Completing the first floor is a family bathroom fitted with a three-piece suite, including a shower over the bath.

Outside, the property benefits from allocated parking spaces to the front. To the rear, the enclosed garden is mainly laid to lawn and features a paved patio area directly outside the lounge, providing an attractive space for outdoor seating and entertaining.





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## LIFE IN BOLSOVER

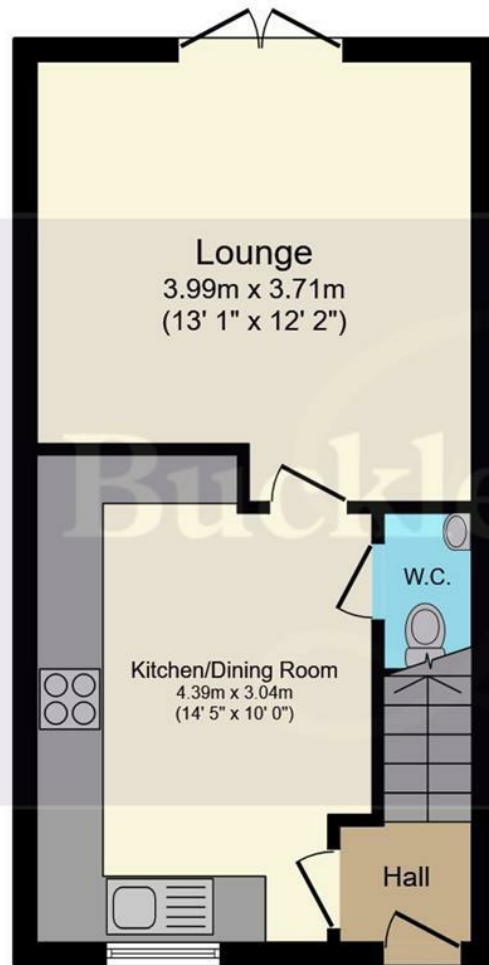
***Bolsover offers a relaxed, well-connected way of life that suits a wide range of buyers looking for a comfortable home in a friendly setting.***

It's a well-established Derbyshire town with a strong sense of community, where everyday essentials are close at hand, including shops, supermarkets, schools and healthcare facilities, making day-to-day living straightforward and convenient.

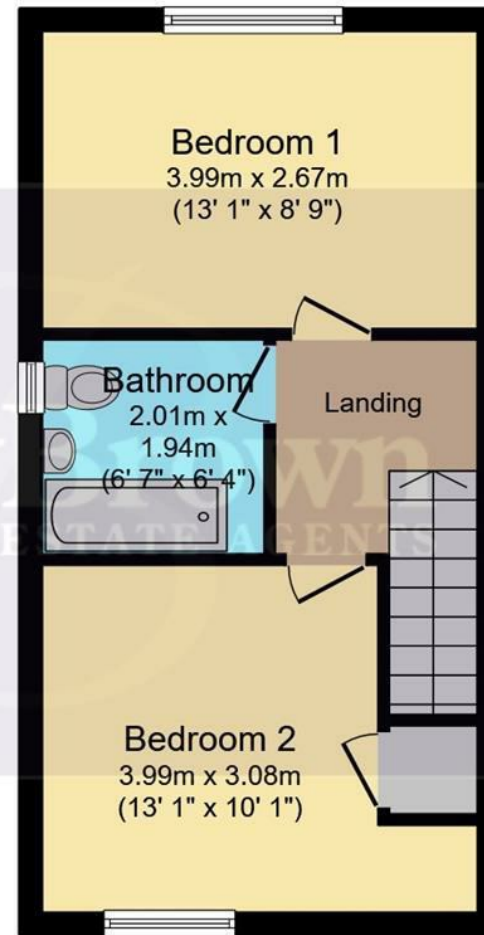
One of Bolsover's real highlights is its setting on the edge of open countryside, with easy access to scenic walks, green spaces and surrounding villages. The iconic Bolsover Castle adds real character to the area, offering a striking backdrop and a sense of local heritage right on the doorstep. At the same time, the town is well placed for commuting, with good road links towards Chesterfield, Mansfield and the M1, making it practical for work and travel.

Overall, Bolsover appeals to those who want a quieter, more laid-back lifestyle without feeling isolated — a place where you can enjoy green space, community living and convenience all in one.





Ground Floor



First Floor

Total floor area: 62.9 sq.m. (677 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Key Features

Modern two-bed semi with practical layout

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Bright kitchen/diner and lounge opening to garden

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Enclosed rear garden with patio and lawn

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Allocated off-road parking

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Shops, schools and amenities close by

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Near countryside and Bolsover Castle with good M1 links

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EPC Rating - B

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Council Tax Band - B

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Approx. Sq Ft - 677

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exceptional representation.

Let's Chat.

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