



Offers In The Region Of £450,000 Freehold

26 MILL LANE | BOLSOVER | CHESTERFIELD | S44 6NP

BuckleyBrown
ESTATE AGENTS

LIVE IN COMFORT. Set along Mill Lane in Bolsover, Chesterfield, this impressive detached family home offers generous living space designed for modern family life. Enjoying a peaceful residential setting while remaining close to local amenities, schools, and transport links, the property is perfectly positioned for both comfort and convenience. Bolsover's historic charm and surrounding countryside further enhance the appeal of this desirable location.

Upon entering, you are welcomed into a spacious and light-filled living room, where two attractive bay windows to the front allow natural light to pour in, creating a bright and inviting atmosphere. The stylish kitchen/diner forms the heart of the home, featuring modern appliances, ample storage, and plenty of space for dining and entertaining family and friends. The ground floor also benefits from a useful utility room, a convenient WC, and a versatile home office, ideal for remote working or additional family use.

Upstairs, the property continues to impress with five generously proportioned bedrooms, each offering comfortable and flexible accommodation. The principal bedroom enjoys built-in wardrobes and a private en-suite, creating a peaceful retreat. Two further bedrooms are connected via a Jack and Jill en-suite, while a contemporary family bathroom with a four-piece suite serves the remaining bedrooms, making this an ideal layout for larger families.

Externally, the home is complemented by a well-maintained garden, providing an excellent space for outdoor entertaining, family activities, or simply relaxing. A generous driveway and garage offer ample off-road parking and additional storage, completing this impressive family home. Offering space, versatility, and a sought-after location, this property is a fantastic opportunity for families seeking their next move.

Early viewing is highly recommended.





Entrance Hallway

Spacious hallway with high end flooring, central heating radiator, storage cupboard and leading access into;

Kitchen/Dining Room 27'10" x 11'1"
Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances, splashback tiles and a handy breakfast bar. Access to a handy utility room. Open plan dining space offering ample room for your desired furnishings complemented by french doors and windows to the rear elevation.

Utility 5'10" x 11'1"

Fitted cabinetry, worktops over, inset sink with drainer along with a window to the rear and an external door to the side.

Living Room 18'7" x 18'0"

Expansive living room with carpeted flooring, central heating radiator and two bay windows to the front elevation. Double doors opening through to the dining area.

Office 8'2" x 15'7"

Versatile reception room with carpeted flooring, central heating radiator and a window to the front elevation.

Landing

With leading access into;

Bedroom One 9'11" x 18'8"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the front elevation.

En Suite 6'8" x 11'3"

Four piece suite including a hand wash



basin, low flush WC, bath and a separate shower.

Bedroom Two 9'6" x 13'5"

Carpeted flooring, central heating radiator, jack and jill en suite and a window to the front elevation.

Bedroom Three 9'6" x 15'7"

Carpeted flooring, central heating radiator, built in wardrobes, jack and jill en suite and a window to the front elevation.

Jack And Jill En Suite 4'3" x 7'6"

Fitted with a hand wash basin, low flush WC and a shower. Window to the front elevation.

Bedroom Four 9'5" x 12'2"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Five 9'6" x 13'10"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 7'5" x 8'9"

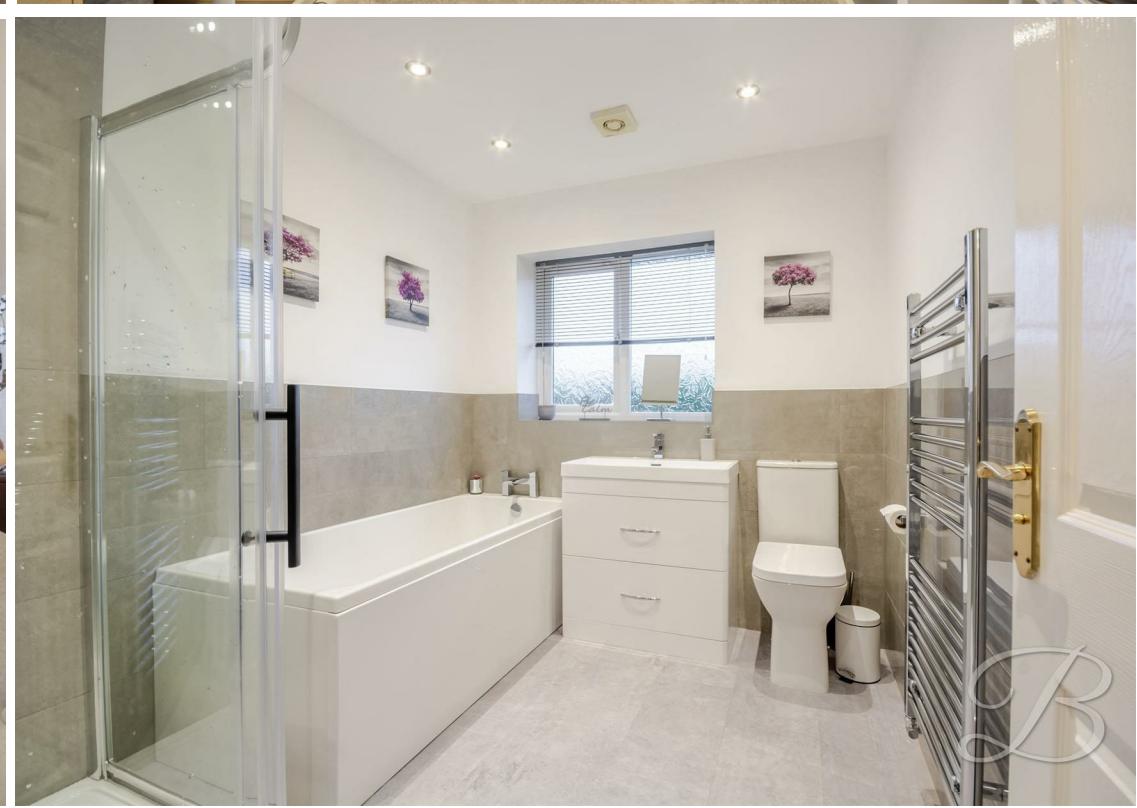
Four piece family suite including a hand wash basin, low flush WC, a bath and a separate shower. Window to the rear elevation.

Garage 17'10" x 17'9"

Double detached garage accessible from the rear garden.

Outside

Enclosed frontage with a spacious private driveway and gated access down the side of the property. Well kept garden to the rear which hosts a lawn, decked seating area, access to the garage and fence surround.





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. Specifically 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) A	84	84
(81-80) B		
(69-60) C		
(55-50) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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