



Offers Over £140,000 Freehold

3 MILL LANE | BOLSOVER | CHESTERFIELD | S44 6NP

**BuckleyBrown**  
ESTATE AGENTS

## NO CHAIN!

DOES THIS SOUND LIKE THE ONE FOR YOU? Positioned in the charming area of Mill Lane, Bolsover, this delightful terraced house offers a perfect blend of character and modern living. Located in Chesterfield, this property is surrounded by a vibrant community and is conveniently close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

Upon entering the ground floor, you are greeted by a welcoming reception room that exudes warmth and comfort. This space is perfect for relaxing or entertaining guests, featuring ample natural light that enhances the inviting atmosphere. The layout flows seamlessly into the kitchen/dining room, which is designed for practicality and ease of use. With sufficient storage and workspace, it is well-equipped for all your culinary needs. Completing the ground floor is a contemporary three piece bathroom suite.

Moving upstairs, you will find two well-proportioned bedrooms that provide a peaceful retreat at the end of the day. Each room is filled with light and offers a cosy ambiance, making them perfect for restful nights.

Outside, the property boasts a low-maintenance garden, ideal for those who prefer to spend their time enjoying life rather than tending to extensive outdoor spaces. With its charming features and practical layout, this terraced house on Mill Lane is a wonderful opportunity for anyone looking to settle in a friendly and accessible neighbourhood.

Call now to book your viewing!





**Porch**  
Surrounding windows and access into;

**Living Room 11'7" x 12'0"**  
Carpeted reception room, central heating radiator, feature fireplace and a window to the front elevation.

**Kitchen/Dining Room 13'11" x 11'7"**  
Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated oven and space for additional appliances. Ample room for your desired furnishings.

**Rear Porch**  
Access to the rear garden and a ground floor shower room.

**Shower Room 5'8" x 7'5"**  
Three piece suite including a hand wash basin, WC and a shower. Window to the rear elevation.

**Landing**  
Giving access into;

**Bedroom One 11'6" x 14'0"**  
Carpeted flooring, central heating radiator and a window to the rear elevation.

**Bedroom Two 11'6" x 11'10"**  
Carpeted flooring, central heating radiator and a window to the front elevation.

**Outside**  
Low maintenance frontage with steps leading up to the front door. Enclosed patio area to the rear elevation with 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. 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) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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