



74 Boughton Lane,
Clowne, S43 4QF

OFFERS IN THE REGION OF

£189,950

W
WILKINS VARDY

£189,950

TWO BED SEMI BUNGALOW - OPEN PLAN KITCHEN/LIVING ROOM - DETACHED GARAGE

Offering 616 sq.ft. of well appointed and easily managed accommodation is this two double bedroomed semi detached bungalow, which also features a 4-piece bathroom and a full width open plan kitchen/living room with French doors opening onto the attractive rear garden. The property also boasts a detached single garage and off street parking for several vehicles, making this an ideal choice for small families, couples or someone looking to downsize.

Situated in a popular location, the property is well placed for local amenities, shops, schools and parks offered in Clowne, and readily accessible for commuter links towards Chestefield, Worksop and the M1 Motorway J30.

In summary, this semi detached bungalow on Boughton Lane presents a wonderful opportunity for anyone looking for a comfortable and practical home - Book a viewing today!

- Well Appointed Semi Detached Bungalow
- Open Plan Kitchen/Living Room with French doors opening onto the Rear Garden
- Two Double Bedrooms
- 4-Piece Bathroom
- Detached Garage & Ample Off Street Parking
- Gardens to the Front and Rear
- Convenient for accessing the M1 Motorway
- EPC Rating: D

General

Gas central heating (Baxi Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 57.2 sq.m./616 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Heritage High School

A uPVC double glazed side entrance door opens into a ...

Entrance Hall

Fitted with laminate flooring.

Bedroom Two

10'11 x 8'7 (3.33m x 2.62m)
A good sized front facing bedroom.

Bedroom One

12'0 x 11'11 (3.66m x 3.63m)
A good sized front facing double bedroom.

Bathroom

Having part waterproof boarding boarding to the wall, and fitted with a 4-piece white suite comprising of a panelled corner bath, corner shower cabin with mixer shower, pedestal wash hand basin and a low flush WC. Heated towel rail. Vinyl flooring.

Open Plan Living Room/Kitchen

24'2 x 11'11 (7.37m x 3.63m)
This room spans the full width of the property and is fitted with a range of modern beech effect wall, drawer and base units with complementary work surfaces and upstands. Inset 1½ bowl single drainer stainless steel sink with mixer tap. Integrated appliances to include an electric double oven and 4-ring induction hob with stainless steel splashback and extractor hood over. Space and plumbing is provided for an automatic washing machine and slimline dishwasher, and there is also space for a tumble dryer and a fridge/freezer. Laminate flooring
uPVC double glazed French doors overlook and open to the rear garden.

Outside

To the front of the property there is a walled lawned garden with mature planted borders.

A gravelled driveway provides ample off street parking and leads to a detached single garage leading to a sectional single garage.

A gate at the top of the driveway opens to the enclosed rear garden which comprises of a paved patio and lawn with raised flower and vegetable beds. There is also a garden shed.

External lighting and an outside tap are also provided.



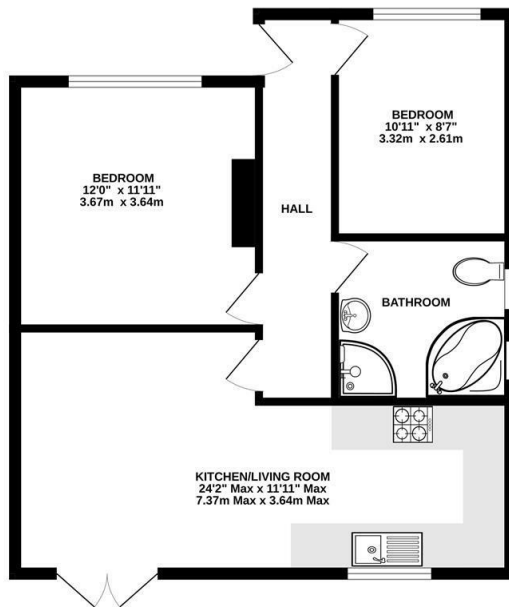
aprift
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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

YERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq.ft. (57.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures 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 for 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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RICS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		68
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 Heritage High 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.



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