



42 East Street,  
Doe Lea, S44 5NP

£230,000

W  
WILKINS VARDY

# £230,000

SUPERB THREE STOREY END TOWN HOUSE - THREE DOUBLE BEDS - TWO BATHROOMS - LOW MAINTENANCE REAR GARDEN

A well appointed three storey end townhouse offering stylish, spacious and versatile accommodation throughout. The property features a modern re-fitted kitchen with integrated appliances, a spacious living room with French doors opening to a Juliet balcony, a convenient ground floor cloaks/WC, and a separate utility room. There are three good sized double bedrooms, including a principal bedroom with dressing area and en suite shower room, alongside a contemporary family bathroom. Externally, the home benefits from off street parking and a low maintenance rear garden, ideal for easy outdoor living.

Located in the village of Doe Lea, the property enjoys the convenience of local amenities, whilst being readily accessible for routes towards Mansfield, Chesterfield and M1 Motorway, J29.

- SUPERB THREE STOREY END TOWN HOUSE
- RE-FITTED HI-GLOSS KITCHEN/DINER WITH INTEGRATED APPLIANCES
- THREE GOOD SIZED DOUBLE BEDROOMS
- OFF STREET PARKING FOR TWO CARS
- EPC RATING: TBC
- CLOAKS/WC & SEPARATE UTILITY ROOM
- SPACIOUS LIVING ROOM WITH FRENCH DOORS
- MODERN EN SUITE SHOWER ROOM & FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 117.6 s.qm./1266 sq.ft. (including Garage)  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

## Cloaks/WC

Fitted with a white 2-piece suite comprising a low flush WC and a corner hand wash basin with tiled splashback and storage below.

## Utility Room

6'9 x 5'5 (2.06m x 1.65m)  
Fitted with a white single and half base unit with complementary work surface and upstands.  
Laminate flooring and downlighting.  
A door from here gives access into the garage.

## Re-Fitted Kitchen/Diner

13'7 x 10'6 (4.14m x 3.20m)  
Fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces and upstands.  
Inset single drainer ceramic sink with mixer tap.  
Integrated appliances to include a dishwasher, washing machine, fridge/freezer, microwave oven, electric oven and a 4-ring gas hob with glass splashback and a stainless steel extractor hood over.  
Downlighting to the kitchen area and pendant lighting to the dining area.  
Laminate flooring.  
uPVC double glazed French doors overlook and open onto the rear of the property.

## On the First Floor

## Landing

With staircase rising to the second floor accommodation.  
Built-in storage area.

## Living Room

19'7 x 10'9 (5.97m x 3.28m)  
A spacious reception room, spanning the full width of the property and having uPVC double glazed French doors which open to a Juliet balcony.

## Master Bedroom

13'7 x 13'6 (4.14m x 4.11m)  
A good sized 'L' shaped bedroom with two windows overlooking the front of the property.  
An opening leads through to a dressing area, and a door gives access to a ...

## En Suite Shower Room

7'0 x 4'8 (2.13m x 1.42m)  
Being part tiled and fitted with a modern white 3-piece suite comprising a shower enclosure with an electric shower, pedestal wash hand basin and a low flush WC.

## On the Second Floor

## Landing

## Bedroom Two

16'7 x 10'2 (5.05m x 3.10m)  
A generous front facing double bedroom.

## Bedroom Three

13'0 x 10'0 (3.96m x 3.05m)  
A good sized double bedroom with timber framed double glazed Velux window.

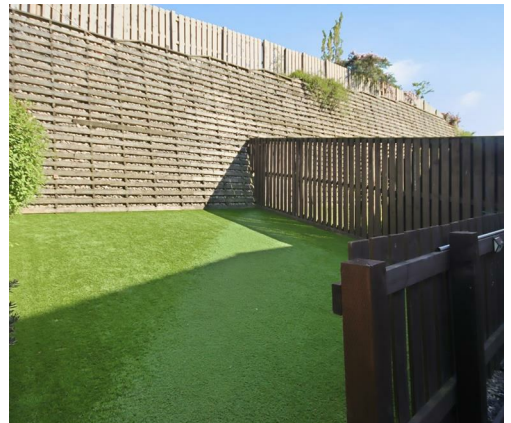
## Family Bathroom

9'7 x 7'9 (2.92m x 2.36m)  
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, pedestal hand wash basin and a low flush WC.  
Timber framed double glazed Velux window.  
Vinyl flooring.

## Outside

A tarmac driveway to the front provides off street parking for two cars and leads to an Integral Store (former garage which has been converted to form a Store Room and a Utility Room). A paved path leads up to the front entrance door.

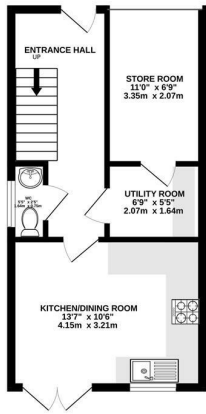
A shared side gennel leads to a gate which opens to the rear garden where there is a paved patio. Gated steps rise up to an artificial lawn with planted side border.



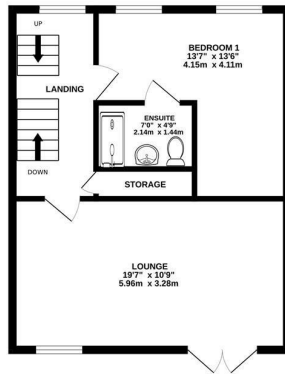
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

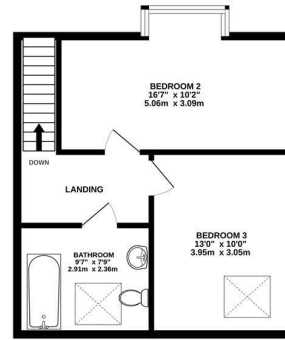
GROUND FLOOR  
366 sq ft. (34.0 sq.m.) approx.



1ST FLOOR  
474 sq ft. (44.0 sq.m.) approx.



2ND FLOOR  
426 sq ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 by 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.  
Made with Metropix ©2026

Zoopla.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS

Relocation agent network

#### 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, wood burning stove, kitchen appliances, shower units, 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 Bolsover 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varDY.co.uk