26 Rowthorne Lane,
Glapwell, S44 5QD

OFFERS IN THE REGION OF

£425,000

WILKINS VARDY

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EXTENDED DETACHED FAMILY HOME - FOUR BEDS - TWO BATHS - VILLAGE LOCATION

This charming detached property on Rowthorne Lane has been extended to the rear by the present owners to provide 1571 sq.ft. of well appointed accommodation and offers a perfect blend of character and modern living. With an impressive layout, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. There are three ground floor bedrooms and a first floor bedroom with office off, ensuring that there is plenty of room for family and guests alike. The property also features a fitted kitchen and two modern bathrooms making it convenient for busy mornings and accommodating visitors. Outside, there is ample off street parking and a good sized enclosed rear garden with a large useful outbuilding, currently used as a gym.

Located in the village of Glapwell, the property is well placed for accessing the M1 Motorway and for commuter links into Chesterfield, Bolsover and Mansfield.

Don't miss the chance to make this lovely house your new home.

- Extended Detached Family Home
- Three Reception Rooms
- Fitted Kitchen with some Integrated Appliances
- Four Good Sized Bedrooms & Versatile Office/Study
- Family Bathroom & En Suite Shower Room to Master Bedroom
- Ample Off Street Parking
- Good Sized Rear Garden with Large Brick Built Outbuilding
- Village Location
- EPC Rating: C

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 145.9 sq.m./1571 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor
A uPVC double glazed side entrance door opens into a ...

Kitchen
10'8 x 9'8 (3.25m x 2.95m)
Being fully tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset sink with mixer tap.
Integrated appliances to include a fridge, electric oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine and a dishwasher.
Tiled floor.

Family Bathroom
Being part tiled and fitted with a contemporary white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, wash hand basin with storage below and a low flush WC.
Chrome flat panel radiator.
Tiled floor.

Snug
13'7 x 12'7 (4.14m x 3.84m)
A good sized bay fronted reception room, having a feature fireplace with wood surround and an inset living flame coal effect gas fire.
Laminate flooring.

Inner Hallway

Bedroom Four
9'8 x 8'11 (2.95m x 2.72m)
A good sized single/small double bedroom with side facing window and fitted with laminate flooring.

Bedroom Three
12'0 x 9'8 (3.66m x 2.95m)
A good sized double bedroom fitted with laminate flooring and having a side facing window.

Dining Room
12'0 x 9'11 (3.66m x 3.02m)
A good sized reception room, fitted with laminate flooring and having a side facing window. An opening leads through into the ...

Living Room
17'1 x 13'3 (5.21m x 4.04m)
A spacious dual aspect reception, fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto the rear patio.
An open tread spiral staircase rises up to the first floor accommodation.

Master Bedroom
17'1 x 13'0 (5.21m x 3.96m)
A spacious rear facing double bedroom, fitted with laminate flooring. A door gives access into a ...

En Suite Shower Room
Being part tiled and fitted with a modern white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin and a low flush WC.
Chrome heated towel rail.
Timber framed double glazed Velux window.
Tiled floor.

On the First Floor

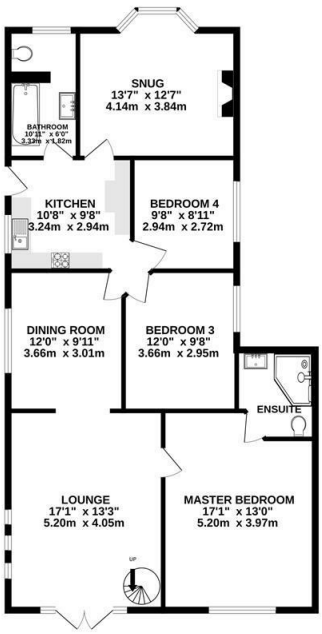
Office
17'1 x 13'3 (5.21m x 4.04m)
A good sized and versatile dual aspect room, fitted with laminate flooring.
Loft access hatch.
A door from here gives access into ...

Bedroom Two
17'1 x 13'0 (5.21m x 3.96m)
A good sized dual aspect double bedroom fitted with laminate flooring.

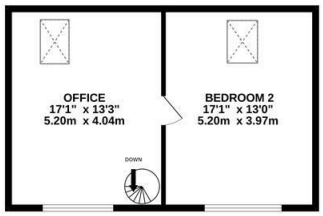
Outside
To the front of the property there is a block paved driveway providing ample off street parking.

To the rear of the property there is a west facing garden comprising of a large block paved patio with steps up to a lawned garden having borders of mature shrubs and trees. There is also a large brick built outbuilding, currenlty used as a gym, which has light and power.

GROUND FLOOR
1122 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (145.9 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.
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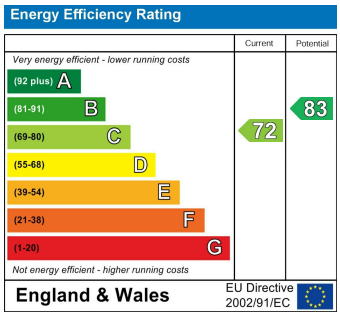

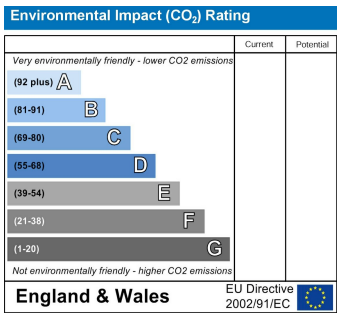

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VIEWINGS

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, gas fire, 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.

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wilkins-vardy.co.uk