



29 Lilac Grove,
Glapwell, S44 5NF

OFFERS IN THE REGION OF

£299,950

W
WILKINS VARDY

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EXTENDED FAMILY HOME - FOUR BEDS - THREE BATHROOMS - LANDSCAPED REAR GARDEN

Set within a quiet village cul-de-sac, this beautifully presented extended semi detached home offers spacious and versatile accommodation ideal for modern family living. The heart of the property is a lovely open plan living, dining, and kitchen area, thoughtfully designed for both everyday life and entertaining. The property also features a conservatory which overlooks the landscaped rear garden. Upstairs, the home features four well proportioned bedrooms, including a principal bedroom with en suite, alongside a stylish family bathroom. To the rear of the garage, there is a versatile sitting room with its own shower room - perfect for guests, a home office, or multi-generational living.

Outside, the landscaped rear garden offers an attractive space to relax and unwind. Further benefits include an integral garage and driveway parking, completing this highly desirable home.

Located in the popular village of Glapwell, the property is well placed for routes into Bolsover, Mansfield, and Chesterfield and readily accessible for J29 of the M1 Motorway.

- EXTENDED SEMI DETACHED HOUSE IN CUL-DE-SAC POSITION
 - BRICK/UPVC DOUBLE GLAZED CONSERVATORY
 - MODERN EN SUITE SHOWER ROOM & FAMILY BATHROOM
 - AMPLE OFF STREET PARKING
 - VILLAGE LOCATION
- OPEN PLAN LOUNGE/DINING ROOM/KITCHEN
 - FOUR GOOD SIZED BEDROOMS
 - INTEGRAL GARAGE WITH ATTACHED SITTING ROOM & SHOWER ROOM TO THE REAR
 - LANDSCAPED REAR GARDEN
 - EPC RATING: TBC

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system (serviced annually)
Gross internal floor area - 142,5 s.qm./1534 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 Porch
Having a tiled floor. A uPVC double glazed sliding door gives access into the ...

Entrance Hall
Fitted with lacquered oak veneer flooring and having a built-in under stair storage cupboard. Doors from here give access into the garage and the living room.
A staircase rises to the First Floor accommodation.

Open Plan Lounge/Dining Room/Kitchen

Living Room
13'11 x 11'6 (4.24m x 3.51m)
A good sized front facing reception room having a feature fireplace with wood burning stove sat on a marble hearth.
Engineered oak flooring.
A step up into the ...

Dining Area
11'6 x 7'4 (3.51m x 2.24m)
Fitted with engineered oak flooring and having uPVC double glazed sliding patio doors giving access into the conservatory.

Kitchen
11'1 x 7'10 (3.38m x 2.39m)
Fitted with a range of two tone white and sage green shaker style wall, drawer and base units with complementary quartz work surfaces and upstands.
Inset 1½ bowl sink with mixer tap and downlighting above.
Integrated appliances to include a dishwasher, fridge, eye level electric double oven with grill, and a 4-ring gas hob with extractor over.
Tiled floor.

Brick/uPVC Double Glazed Conservatory
10'1 x 8'5 (3.07m x 2.57m)
Being dual aspect and fitted with lacquered oak veneer flooring.
uPVC double glazed French doors overlook and open onto the rear garden.

On the First Floor

Landing

Bedroom One
15'9 x 7'5 (4.80m x 2.26m)
A good sized front facing double bedroom. A door gives access into a ...

En Suite Shower Room
Being part tiled and fitted with a modern white 3-piece suite comprising a corner shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Tiled floor.

Bedroom Two
11'9 x 11'9 (3.58m x 3.58m)
A good sized front facing double bedroom having a range of fitted wardrobes with sliding mirror doors along one wall.

Bedroom Three
11'9 x 9'9 (3.58m x 2.97m)
A rear facing double bedroom.

Bedroom Four
8'9 x 7'11 (2.67m x 2.41m)
A front facing single bedroom, fitted with laminate flooring and currently used as an office/study.

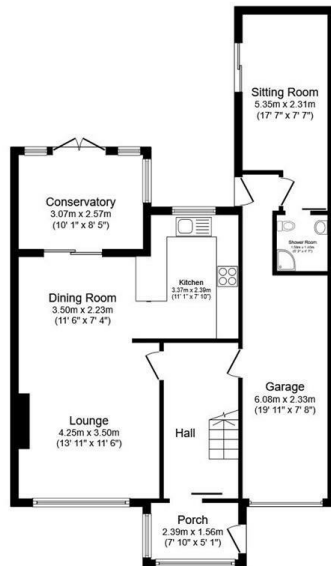
Family Bathroom
7'10 x 7'1 (2.39m x 2.16m)
Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and bath/shower mixer tap, semi pedestal wash hand basin and low flush WC.
Chrome heated towel rail.
Fitted white hi-gloss tall unit.
Tiled floor.

Outside
To the front of the property there is a tarmac driveway providing off street parking for up to three vehicles ,together with a EV charging point. There is also an Integral Garage with an electric roller door, light, power and door into the entrance hall.

To the rear of the garage there is a uPVC double glazed door which opens onto the decking area, and a further door opens into a SITTING ROOM (17'7 x 7'7) having a tiled floor with under floor heating and uPVC double glazed sliding patio doors overlooking and opening onto the rear decking. A sliding door from here gives access into a SHOWER ROOM, being fully tiled and fitted with a modern white 3-piece suite comprising a corner shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC. This room also has a chrome heated towel rail and tiled flooring.

The attractive, enclosed landscaped rear garden comprises two deck seating areas and decorative pebble beds interspersed with plants and shrubs, together with a garden pond. There is a good sized lawn with planted beds and borders, and stepping stones leading down to a garden shed. A hardstanding area is provided for a potting shed and there is a further decorative pebble bed.





Ground Floor
Floor area 87.2 sq.m. (938 sq.ft.)



First Floor
Floor area 55.3 sq.m. (595 sq.ft.)

Total floor area: 142.5 sq.m. (1,534 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	72	
(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

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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, 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.



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