



26 Rowthorne Lane,  
Glapwell, S44 5QD

OFFERS IN THE REGION OF

£410,000

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

## 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 ...

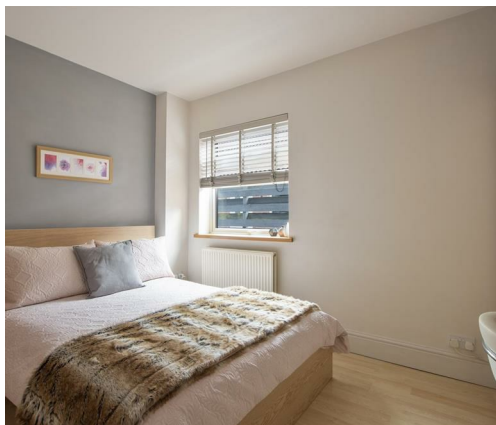
## Bedroom Two

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

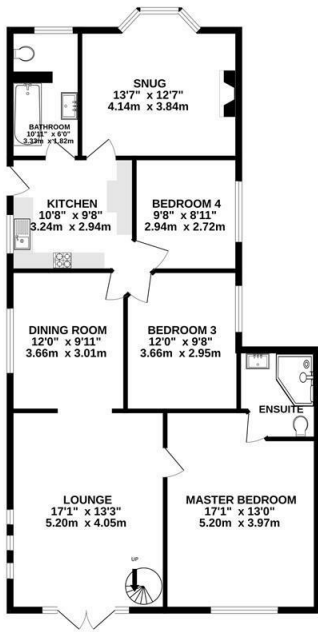
## Outside

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

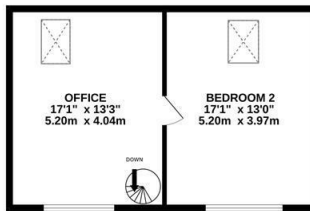
To the rear of the property there is a west facing garden comprising of a large block paved patio with steps up to a lawned garden having borders of mature shrubs and trees. There is also a large brick built outbuilding, currently used as a gym, which has light and power.



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.  
Made with Memphis 12020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</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



**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.



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

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