15 Main Street,
Scarcliffe, S44 6SZ

OFFERS IN THE REGION OF

£260,000

WILKINS VARDY

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SUPERB DETACHED BUNGALOW - SOUGHT AFTER VILLAGE LOCATION - MODERN KITCHEN & BATHROOM - NO CHAIN

Welcome to this charming detached bungalow located on Main Street in the picturesque village of Scarcliffe. This well appointed property boasts a spacious dual aspect reception room and a modern open plan dining kitchen with side porch/utility off. With two good sized double bedrooms and a modern bathroom, this bungalow provides a comfortable living space with a warm and welcoming atmosphere. The property also benefits from a detached single garage, off street parking and mature gardens.

The property is situated in this sought after rural village setting, easily accessible for the amenities in Bolsover Town Centre and for commuter links into Mansfield, Chesterfield and towards the M1 Motorway.

- Well Appointed Detached Bungalow in Sought After Village Location
- Spacious Dual Aspect Reception Room
- Two Good Sized Double Bedrooms
- Detached Garage & Ample Off Street Parking
- NO CHAIN
- Modern Open Plan Dining Kitchen with Integrated Appliances
- Side Porch/Utility
- Modern Bathroom
- Mature Gardens to the Front and Rear
- EPC Rating: D

General
Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 90.8 sq.m./977 sq./ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

Storm Porch
Having a uPVC double glazed door with matching side panel opening into an ...

Entrance Hall
Fitted with laminate flooring and having two built-in storage cupboards.

Living Room
19'0 x 13'6 (5.79m x 4.11m)
A spacious dual aspect reception room fitted with laminate flooring and having downlighting.

Open Plan Dining Kitchen
19'0 x 11'5 (5.79m x 3.48m)
Being part tiled and fitted with a modern range of cream hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, electric oven and 4-ring hob with extractor canopy over.
Laminate flooring to the kitchen area, and tiled flooring to the dining area.
Downlighting.
uPVC double glazed French doors overlook and open onto the rear of the property.
A door from here gives access to a ...

Side Porch/Utility
Having a fitted worktop with space and plumbing below for a washing machine.
Wall mounted gas boiler.
Tiled floor.
A uPVC double glazed door with matching side panel opens onto the front of the property.

Bathroom
Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Bedroom One
13'8 x 11'1 (4.17m x 3.38m)
A good sized front facing double bedroom, having a built-in double wardrobe with overhead storage.
Downlighting.

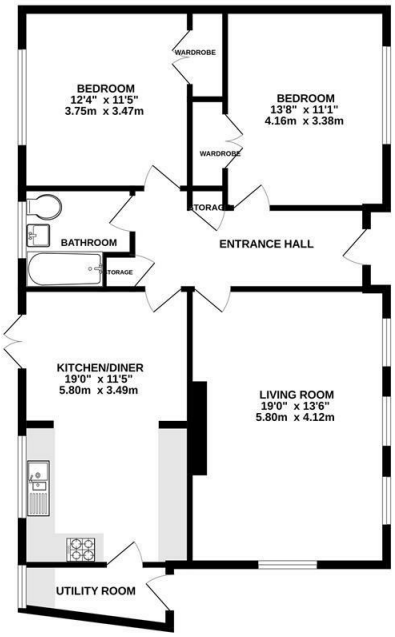
Bedroom Two
12'4 x 11'5 (3.76m x 3.48m)
A good sized rear facing double bedroom, having a built-in double wardrobe with overhead storage.
Downlighting.

Outside
There is a lawned front garden with side borders and hedging.

A tarmac driveway provides ample off street parking and leads to a Detached Single Brick Built Garage having an 'up and over' door and rear personnel door.

The enclosed rear garden is laid to lawn and has three paved patios.

GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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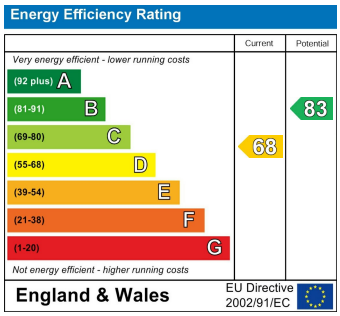

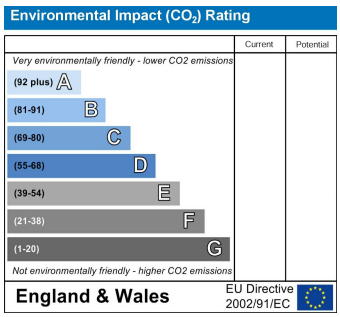

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VIEWINGS

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, 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 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