



## 18 Limekiln Fields, Bolsover, Chesterfield, S44 6NS

- Spacious 4 bed semi detached
- Ent hall, Sitting Room, Lounge & Cellar
  - En suite to bedroom 1
  - Double size attic bedroom
- Delightful rear, westerly facing garden
- Extra large driveway
- Fitted Kitchen Diner, Garden room
- Family bathroom with shower & separate bath
- MUST BE VIEWED
- Call Hunters today!

**Offers In The Region Of £230,000**

**HUNTERS®**

HERE TO GET *you* THERE



Located in the popular Derbyshire village of Bolsover is the incredibly spacious 4 bedroom semi detached property.

Offering much more than initially meets the eye - the property must be viewed internally to see the rooms & space on offer here!

The accommodation has been double height extended at the rear and comprises:-

**GROUND FLOOR** - the entrance hall opens into the Sitting Room, with double doors opening into the spacious Lounge with door with stairs down to a cellar.

The fitted kitchen has space for a dining table and has opening through to the Garden room which offers fabulous views over the garden. There is also a downstairs WC and a storage cupboard.

**FIRST FLOOR** - the first floor has 3 bedrooms, with bedroom 1 having an ensuite shower room. The family bathroom has a separate shower cubicle & bath.

**ATTIC ROOM** - a large attic bedroom conversion with store cupboard.

Externally the property offers even more! A very large block paved driveway provides parking for at least 4 cars,. A side gate opens through to the westerly facing family sized garden. Benefitting from the afternoon & evening sun, the garden has been lovingly improved & has a seated outdoor entertaining area, patio & private garden.

Gas central heating, uPVC double glazed.

**THIS PROPERTY MUST BE VIEWED** - call Hunters today - calls answered 24/7.





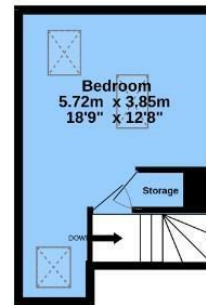
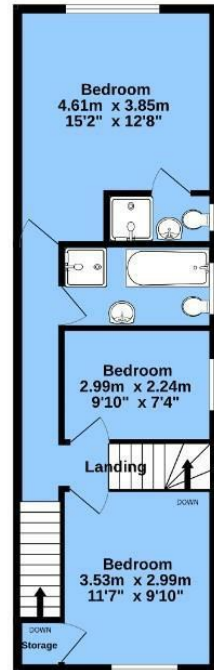
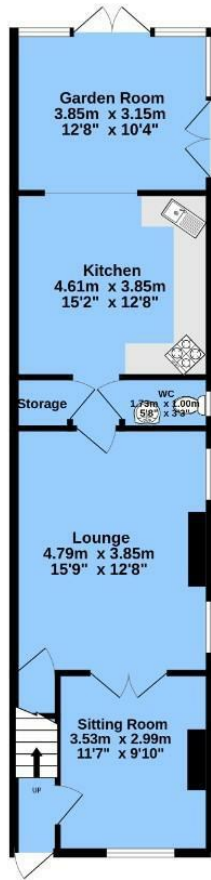




GROUND FLOOR  
61.0 sq.m. (657 sq.ft.) approx.

1ST FLOOR  
49.8 sq.m. (536 sq.ft.) approx.

2ND FLOOR  
10.0 sq.m. (107 sq.ft.) approx.



TOTAL FLOOR AREA : 120.8 sq.m. (1307 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	69	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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