



- GUIDE PRICE £200,000 to £210,000
- BACKING ONTO FIELDS
- DETACHED HOUSE
- THREE BEDROOMS

Linnet Way, Clowne, Chesterfield, S43 4LW

Guide Price £200,000

BACKING ONTO FIELDS this three bedroom detached house make a lovely family home. The ground floor has a kitchen to the front and a lounge/ diner that spans across the rear of the property. The first floor has three bedrooms one with en-suite. There is an integral garage and gardens to front and rear



## Property Description

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### HALL

The front door leads into the hall which provides access to the kitchen, wc and lounge.

### KITCHEN

9' 9" x 6' 6" (2.98m x 2.0m) Fitted with a range of wall and floor mounted units in white with a contrasting wood effect worksurface. There is a stainless steel single electric oven, four burner stainless steel gas hob and an integrated extractor fan above. A one and a half bowl stainless steel sink and drainer are beneath the UPVC window which looks over the front garden. There is a space for a fridge freezer and a washing machine, tiles to the splashbacks and new vinyl flooring.

### WC

This has a white wc and a white wash hand basin.

### LOUNGE/DINER

11' 1" x 18' 6" (3.4m x 5.66m) Spanning across the rear of the house is the lounge/diner. This generous room is currently used as a lounge to one side and a dining area next to the stairs to the first floor. There is a UPVC window and a patio sliding door leading to the garden.

### LANDING

Providing access to all bedrooms, the bathroom and the loft. There is a useful storage cupboard.

### BEDROOM 1

9' 9" x 12' 8" (2.98m x 3.87m) A good sized bedroom with twin UPVC windows to the front. There are doors to the ensuite and the landing.





### **BEDROOM 2**

11' 8" x 8' 10" (3.58 m x 2.71m) A double bedroom with a UPVC window to the rear.

### **BEDROOM 3**

7' 10" x 10' 0" (2.4m x 3.06m) With a UPVC window to the rear with a radiator below.

### **BATHROOM**

With a white bath, white wash hand basin on pedestal and white wc. There is a UPVC window to the side and a radiator to the wall.



### **ENSUITE**

Having a shower cubicle, white wc and white wash hand basin on pedestal with a UPVC window to the front.

### **GARAGE**

This is a single garage with an up and over door, power and light. The boiler is also housed in the garage.

### **EXTERNAL**

The front of the property has a driveway, lawned area and then a path which leads alongside the house to the rear garden which is enclosed and laid to lawn.

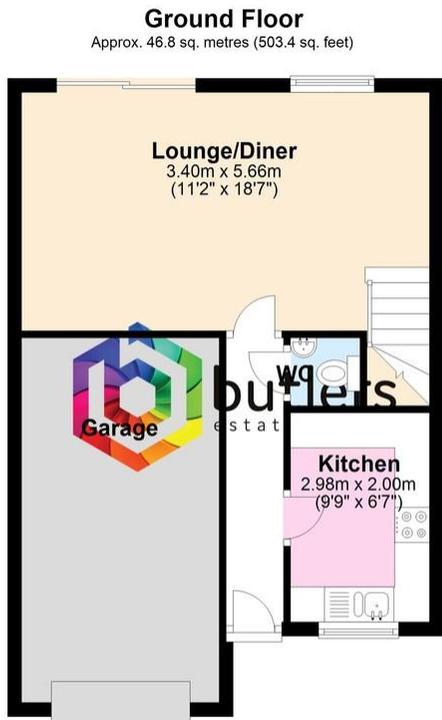


### **LOCATION**

Clowne is an up and coming village with many high street names including Tesco, Wilkinsons, Aldi, Dominoes, Vets4pets, Arc Leisure Centre.

Transport links are great too with the M1 being a five minute drive, local bus services to Chesterfield, Sheffield, Mansfield and Worksop along with a train station at Cresswell.

Town centres of Chesterfield and Sheffield are accessible by car.



Total area: approx. 90.6 sq. metres (974.8 sq. feet)

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## MORTGAGES

Should you be considering a mortgage to purchase this property we can have our mortgage advisor call you to discuss your requirements. They have access to the Whole of the Market to provide you with the latest offers.

## RENTALS

Should you be looking to purchase this property on a buy to let basis we can advise you about the likely rental income as we offer Fully Managed services (9%) or Let Only at very fair rates.

## VIEWINGS

Viewings can be booked via our website at [butlers.co.uk](http://butlers.co.uk)

Score	Energy rating	Current	Potential
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69-80	C	77   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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