



**Model Lane, Creswell, Worksop, Notts S80 4BZ**

3 2 1 EPC B

**£185,000**

**PINEWOOD**





# Model Lane Creswell Worksop S80 4BZ



**£185,000**

**3 bedrooms  
2 bathrooms  
1 reception**

- Semi-Detached House
- Three Bedrooms
- Kitchen / Dining Room
- Gas Boiler Central Heating
- Lounge Reception Room
- Family Bathroom
- Double Glazed
- Detached Garage
- Freehold
- Council Tax Band: B





Welcome to this charming three-bedroom semi-detached located on Model Lane in the picturesque village of Creswell, Worksop.

As you step inside, you are greeted by a lovely dual aspect reception room, ideal for relaxing after a long day or entertaining guests, then step through to the modern dining kitchen, perfect for hosting family gatherings or enjoying a quiet meal.

With a ground floor WC, and a family bathroom, there will be no more morning queues for the WC. The garage, fitted with a partial dry kitchen, offers additional space and convenience for storage or DIY projects.

Outside, the property features an enclosed garden with a delightful summer house, providing a tranquil retreat for enjoying a cup of tea on a sunny afternoon. Parking will never be an issue with space for up to four vehicles, making hosting friends and family a breeze.

This modern property offers 867 sq ft of living space, perfect for a growing family or those looking for a comfortable home in a peaceful location. Don't miss the opportunity to make this lovely house your new home.

#### Entrance Hall

A composite style entrance door, radiator and vinyl flooring.

#### Lounge

16'1" x 10'5" (4.92 x 3.20)

Double glazed window to front, double glazed window to side, radiator, fitted carpet, telephone point, TV point and door to storage cupboard.

#### Kitchen / Dining Room

13'6" x 10'5" (4.13 x 3.20)

Equipped with a coordinated range of base and wall units topped with worktop space, the kitchen includes a stainless steel sink with a single drainer and mixer tap, complemented by ceramic tile splashbacks. The wall-mounted, concealed gas combination boiler provides heating and hot water, complete with a heating timer control. There's plumbing for both a washing machine and dishwasher, along with space for a fridge/freezer. Additional features include a built-in electric fan-assisted oven, a four-ring gas hob with an extractor hood, a double-glazed window overlooking the rear, a radiator, vinyl flooring, and double-glazed French doors leading to the garden.

#### Ground Floor WC

Fitted with two piece suite wash hand basin, low-level WC and extractor fan, tiled splashback and vinyl flooring.

#### Landing

Radiator, fitted carpet and access to insulated loft space.

#### Bedroom One

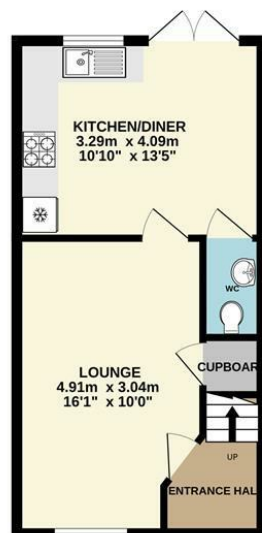
13'6" x 8'4" (4.13 x 2.56)

Two double glazed windows to front, radiator, fitted carpet and over-stairs space.

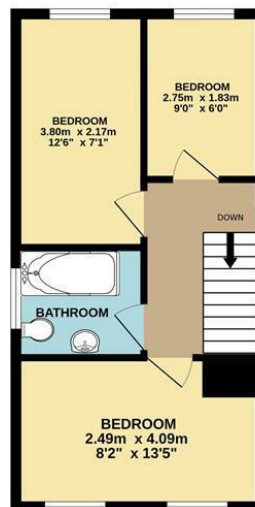




GROUND FLOOR  
47.8 sq.m. (514 sq.ft.) approx.



1ST FLOOR  
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA : 80.6 sq.m. (867 sq.ft.) 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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## Family Bathroom

Featuring a three-piece suite including a panelled bath with an independent shower overhead, complemented by a matching telephone-style mixer tap and glass screen. The suite also includes a pedestal wash basin, a low-level WC, and ceramic tile splashbacks. Additional features are an extractor fan, mirrored cabinet, an opaque double-glazed window to the side, and vinyl flooring.

## Bedroom Two

12'5" x 7'1" (3.81 x 2.17)

Double glazed window to rear, radiator and fitted carpet.

## Bedroom Three

8'11" x 6'1" (2.74 x 1.86)

Double glazed window to rear, radiator and fitted carpet.

## Front Garden

Open plan front garden with driveway leading to the garage and providing off-road parking area for three cars, lawned area and flower and shrub borders.

## Rear Garden

Rear garden with lawned area, wooden garden shed and paved patio area, enclosed by wooden panelled fencing to rear and sides

## Garage

Detached brick built garage with power and light connected, the bottom of the garage features a dry kitchen with storage and an up and over door.

## Disclaimer

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>96</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>82</b>		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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