



12 THIEVESDALE LANE WORKSOP, S81 0NF

£240,000
FREEHOLD

This property is perfect for a first time buyer or family. It is situated in the popular area of Worksop, being convenient for local amenities including schools, shops and public transport facilities. The property stands on a good sized plot having a driveway to the front allowing off road parking for several vehicles. The property briefly comprises of entrance hall, lounge with bay window overlooking the front, superb dining kitchen with a comprehensive range of wall and base units and some integrated appliances. To the first floor are three good sized bedrooms and family bathroom with three piece suite. To the front of the property is a lawned area of garden with some trees and bushes. To the rear is a lawned area of garden, fully enclosed and having a patio area which is perfect for entertaining. BOOK A VIEWING NOW - DO NOT MISS OUT

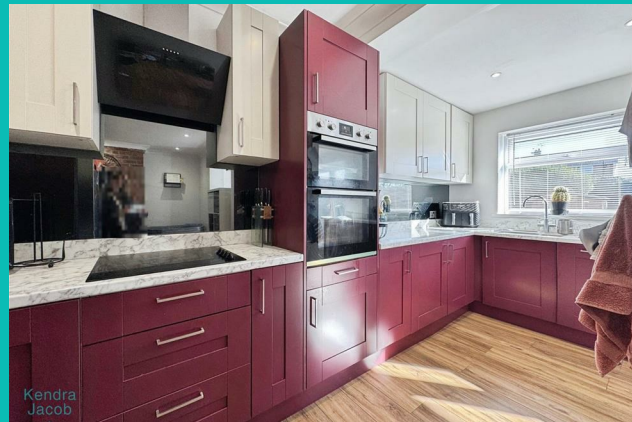
**Kendra
Jacob**

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12 THIEVESDALE LANE

- Perfect For A First Time Buyer Or Family • Standing On A Good Sized Plot • Convenient For Local Amenities • School Catchment • Driveway Providing Off Road Parking • Open Plan Dining Kitchen • Three Good Sized Bedrooms • Lounge Overlooking The Front • Convenient For The Motorway Network • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Hall

With front door leading into the spacious hallway, laminate flooring, coving to the ceiling, useful pantry/storage housing the central heating boiler and central heating radiator.

Lounge

With Adam style fireplace with feature logs backdrop, coving to the ceiling, dado rail, laminate flooring and bay window overlooking the front garden.

Dining Kitchen

A comprehensive range of wall and base units with two-tone units with complimentary work surfaces. There is a built in Zanussi oven, integrated dish washer, one and a half bowl stainless steel sink unit, window overlooking the rear, patio doors overlooking the rear garden, spot lights to the ceiling, exposed chimney breast, coving to the ceiling and two central heating radiators.

First Floor Landing

Stairs rise to the first floor landing. Window to the side and coving to the ceiling. There is access to the loft space which has been partially boarded down the middle of the loft.

Bedroom One

With bay window overlooking the front, central heating radiator, dado rail, coving and spot lights to the ceiling.

Bedroom Two

With sliding door wardrobes, window overlooking the rear, coving to the ceiling, spot lights to the ceiling and central heating radiator.

Bedroom Three

With window overlooking the front, spot lights to the ceiling, dado rail, coving to the ceiling and central heating radiator.

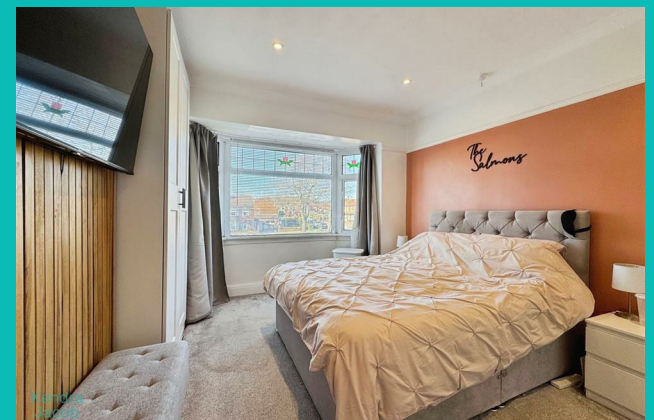
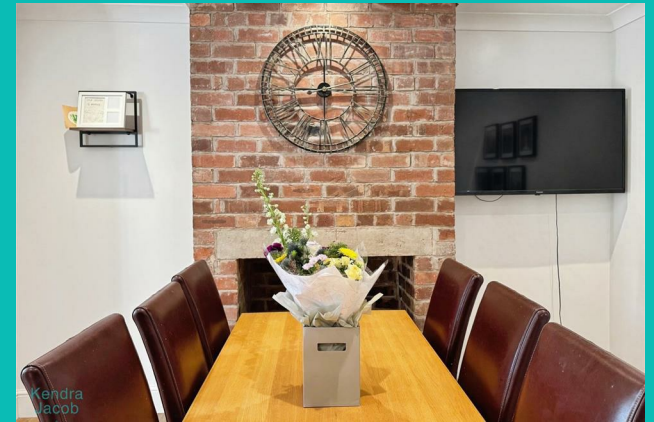
Family Bathroom

Newly fitted bathroom with three piece suite comprising of panelled bath with shower over and shower screen, vanity wash hand basin and low flush WC set in a unit with storage cupboards above, spot lights to the ceiling, window and heated towel rail.

Outside

To the front of the property is a driveway which provides ample off road parking for several vehicles, there is a lawned area of garden with some trees and bushes. To the rear the garden is mainly laid to lawn, fully enclosed, garden shed included in the sale and patio area perfect for entertaining.

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ADDITIONAL INFORMATION

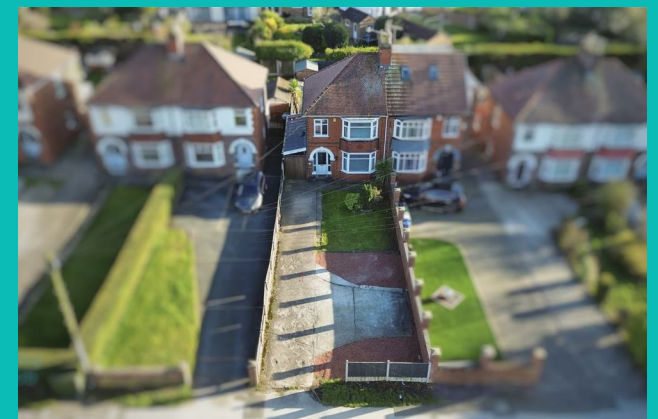
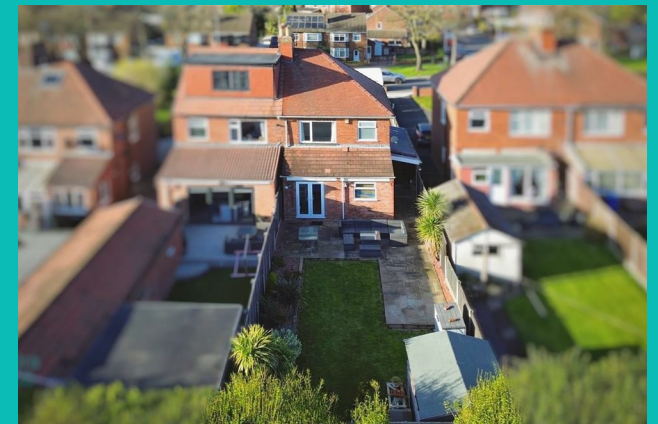
Local Authority – Bassetlaw

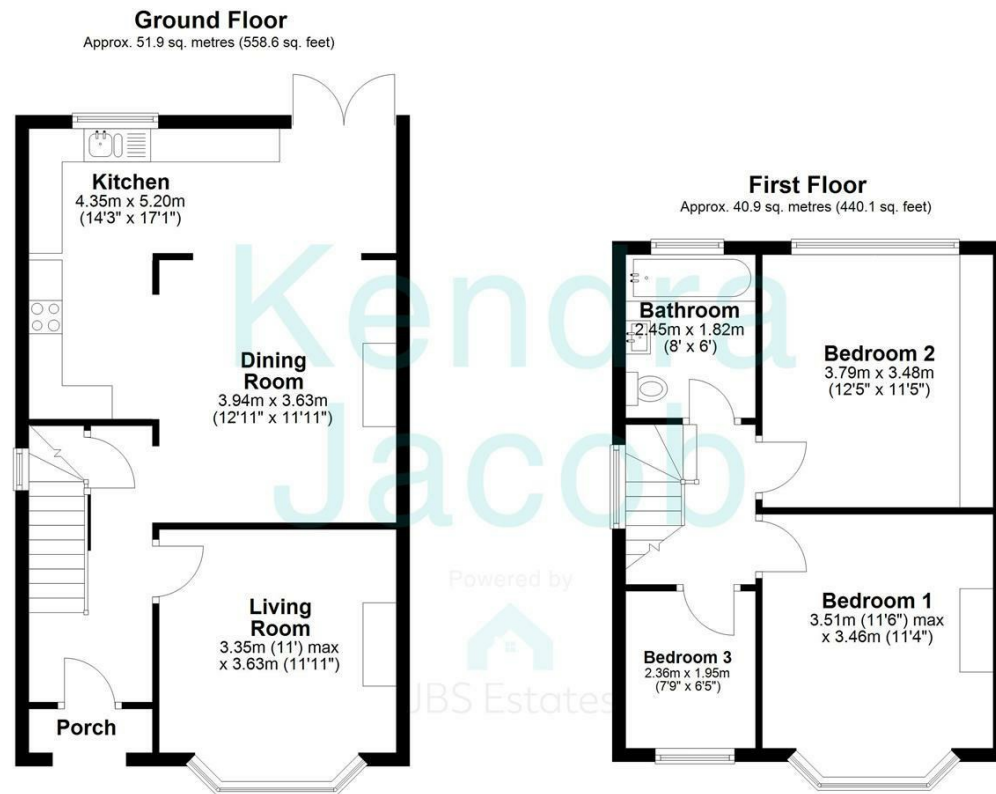
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 998.70 sq ft

Tenure – Freehold





Total area: approx. 92.8 sq. metres (998.7 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
Jacob

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