



## 33 MOSGROVE CLOSE WORKSOP, S81 8TD

**£260,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £260,000-£265,000\*\*\*\*

We are delighted to be appointed as selling agents for this stunningly presented and substantially extended three-bedroom detached family home, offering three generous reception rooms and a dedicated playroom ideal for modern family living. The property welcomes you; entrance hall, downstairs WC, separate and spacious dining room with decorative paneling, kitchen/diner with integrated appliances and breakfast bar, extended snug room with french doors opening to the rear, utility room and a converted playroom to the ground floor. To the first floor are three bedrooms with fitted wardrobes and a three piece bathroom suite. Externally, the property provides ample off-road parking for up to three vehicles, garage access, and a beautifully presented rear garden incorporating artificial lawn and decked entertaining areas.

This property benefits from solar panels fitted and a Tado heating system with smart thermostats in each room of the property.

**Kendra  
Jacob**

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## 33 MOSGROVE CLOSE

- A BEAUTIFUL EXTENDED DETACHED HOME • THREE BEDROOMS • CONVERTED PLAYROOM • \*\*\*\*GUIDE PRICE £260,000-£265,000\*\*\*\* • DOWNSTAIRS WC • SEPERATE DINING ROOM • KITCHEN/DINER WITH INTEGRATED APPLIANCES • TADO HEATING SYSTEM WITH SMART THERMOSTATS IN EACH ROOM • SOUTH FACING REAR GARDEN • GARAGE WHICH IS PARTLY CONVERTED



### ENTRANCE HALL

Accessed via a front-facing uPVC door, the entrance hall features tiled flooring, a radiator, and stairs rising to the first-floor accommodation.

### DOWNSTAIRS WC

Comprising a low-flush WC and wash-hand basin, this fully tiled cloakroom benefits from a towel radiator and a front-facing obscure-glazed window.

### DINING ROOM

The dining room boasts a front-facing bay window, ceramic tiled flooring, power points, a radiator, and attractive decorative wall panelling.

### KITCHEN/DINER

Fitted with a range of high- and low-level units with complementary quartz work surfaces incorporating a sink and drainer. Integrated appliances include a dishwasher, induction hob, and electric oven with grill. There is space for a double-sized fridge and freezer, a radiator, a rear facing double glazed window and a central breakfast island with seating for three. Ceramic tiled flooring continues through the space, with open access to the extended living area.

### EXTENDED SNUG ROOM

A bright and spacious area featuring side and rear facing windows along with French doors opening onto the garden. The room benefits from ceramic tiled flooring, radiators, ample power points, and a wall-mounted storage cupboard. This room is currently used as their main living room but the space is versatile.

### UTILITY ROOM

Equipped with a base unit and work surface, wall-mounted boiler, and plumbing for a washing machine. Finished with ceramic tiled flooring, tiled splashbacks, and a uPVC door providing access to the rear garden.

### PLAYROOM

Accessed from the kitchen, this versatile room benefits from power points and loft access and has been partly converted from the garage, offering flexible use as a snug, office, or playroom.

### FIRST FLOOR-LANDING

The landing features a side-facing window, power points, and access to the loft, providing natural light and additional storage options.

### BEDROOM ONE

A spacious double bedroom with a front-facing window, laminate flooring, radiator, and fitted wardrobe with sliding doors.

### BEDROOM TWO

Featuring a rear-facing window, laminate flooring, radiator, fitted mirrored sliding wardrobes, and decorative wall panelling.

### BEDROOM THREE

With a rear-facing window, laminate flooring, radiator, and built-in wardrobe.

### BATHROOM

The modern family bathroom comprises a panelled bath with shower over, wash-hand basin, and low-flush WC.

Fully tiled and finished with a chrome towel radiator, PVC ceiling, and a rear-facing obscure-glazed window.

#### EXTERNAL

To the front of the property is a tarmac driveway providing off-road parking for up to three vehicles with EV charger, and gated side access leading to the rear garden.

A low-maintenance, south-facing garden featuring an artificial lawn and block-paved patio area. Additional benefits include an outside tap, decking area with a fish tank (including fish), and an attractive selection of palm trees and mature shrubs.

#### GARAGE

With electric door, power and light. The garage is partly converted.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

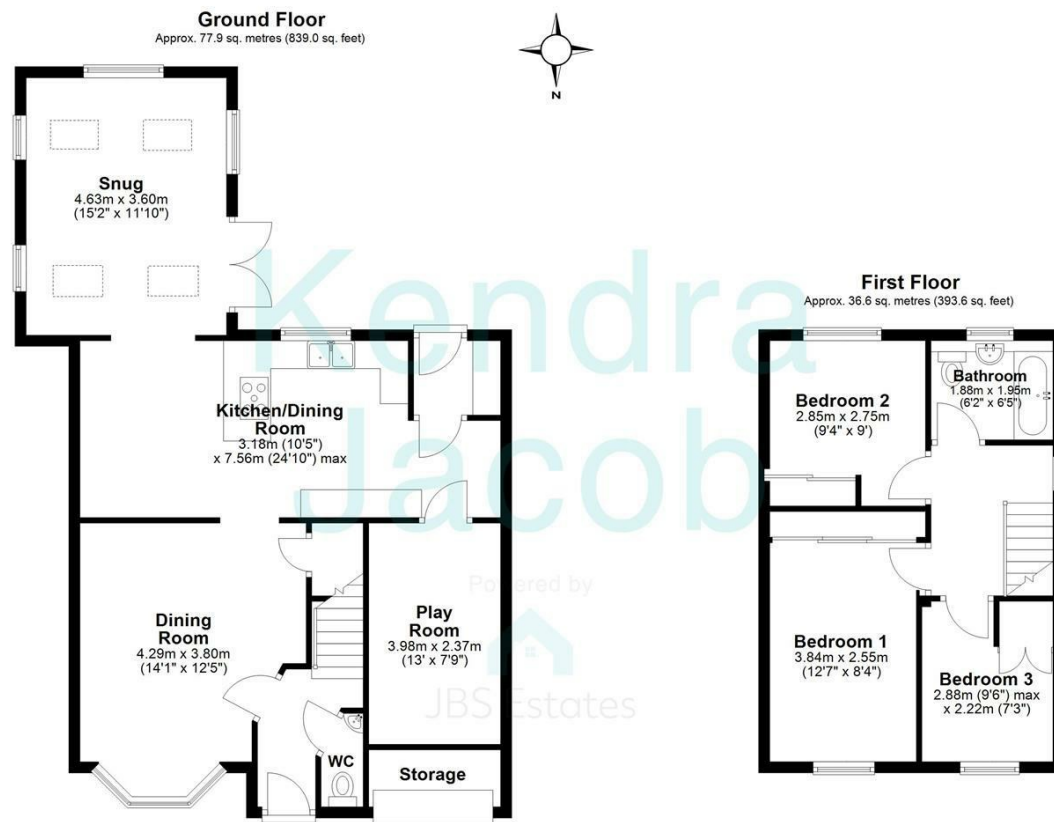
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1232.70 sq ft

**Tenure** – Freehold





Total area: approx. 114.5 sq. metres (1232.7 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (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<br>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

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