



## 26 RAMSDEN AVENUE WORKSOP, S81 9PB

**£150,000  
FREEHOLD**

Situated in the much sought-after village location of Langold, this well-presented and spacious family home offers generous living accommodation across two floors. The property benefits from a modern breakfast kitchen, a well-proportioned living room, three good-sized bedrooms, and a contemporary family bathroom, along with a downstairs WC and useful storage solutions throughout. Externally, there is a driveway with parking for multiple vehicles, low-maintenance rear garden complete with outbuildings offering power and lighting. Ideally positioned within walking distance of Langold Country Park, local shops, schools, and a range of amenities, this home offers the perfect blend of village charm and convenience. Langold enjoys excellent transport links to surrounding towns and cities including Worksop, Bawtry, Doncaster, Rotherham, and Sheffield, making it an ideal choice for commuters and families alike.

**Kendra  
Jacob**  
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# 26 RAMSDEN AVENUE

- Located in the sought-after village of Langold
- Within walking distance of Langold Country Park
- Close to local shops, schools, and amenities
- Excellent transport links to Worksop, Bawtry, Doncaster, Rotherham, and Sheffield
- Spacious and well-presented three-bedroom family home
- Modern breakfast kitchen and contemporary bathroom suite
- Light and airy living room with dual-aspect windows
- Additional features include a downstairs WC and ample storage
- Driveway with parking for multiple vehicles and EV charging point
- Low maintenance rear garden with powered outbuildings



## ENTRANCE HALLWAY

Entered via a front-facing uPVC double glazed entrance door, the hallway features a staircase rising to the first floor landing, laminate wood flooring, and internal doors providing access to the breakfast kitchen and living room.

## LIVING ROOM

A well-proportioned living space with both front and rear-facing uPVC double glazed windows, coving to the ceiling, wall lighting, a central heating radiator, and laminate wood flooring.

## BREAKFAST KITCHEN

A modern kitchen fitted with a range of high-gloss wall and base units with complementary work surfaces incorporating a sink unit with mixer tap. Includes a built-in electric oven, four-ring induction hob with extractor hood above, and space for freestanding appliances such as a fridge freezer and a washing machine, which is housed behind matching cupboard fronts. Benefits from front and rear-facing uPVC double glazed windows, coving to the ceiling, central heating radiator, laminate wood flooring, and a door leading to the rear entrance hallway.

## REAR ENTRANCE HALL

Featuring a rear-facing uPVC double glazed door providing access to the rear garden, part tiled walls, and a door leading to the downstairs WC.

## DOWNSTAIRS WC

Comprising a low flush WC, laminate wood flooring, and a rear-facing obscure uPVC double glazed window.

## FIRST FLOOR LANDING

With a rear-facing uPVC double glazed window, central heating radiator, and a large storage cupboard housing the wall-mounted combination boiler. Doors lead to three bedrooms and the family bathroom.

## MASTER BEDROOM

A spacious double bedroom with a front-facing uPVC double glazed window, central heating radiator, fitted cupboard, and mirrored fitted wardrobes along one wall.

## BEDROOM TWO

A second double bedroom with a front-facing uPVC double glazed window, central heating radiator, and fitted double wardrobes to one wall.

## BEDROOM THREE

A generously sized third bedroom with a rear-facing uPVC double glazed window and central heating radiator.

## FAMILY BATHROOM

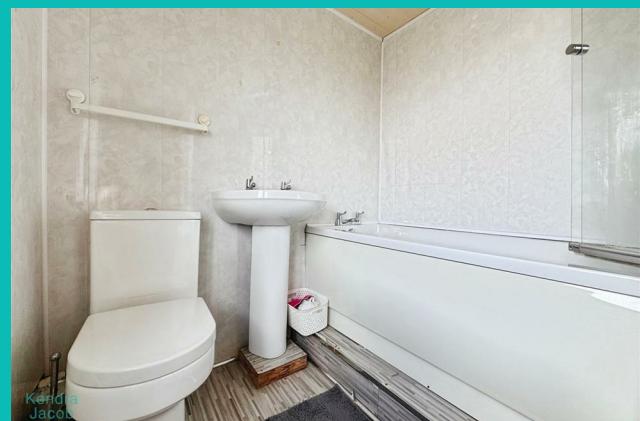
Fitted with a modern three-piece suite comprising a panelled bath with mains-fed shower over, pedestal wash hand basin, and low flush WC. Finished with mermaid-style splashbacks, ceiling downlights, central heating radiator, laminate wood flooring, and a rear-facing obscure uPVC double glazed window.

## EXTERIOR

To the front of the property is a driveway providing off-road parking for several vehicles, EV charging point, with gated access to the rear. The rear garden is enclosed, designed for low maintenance with artificial lawn,

decorative pebble borders, and a range of outbuildings equipped with power and lighting.

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Kendra  
Jacob  
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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 937.50 sq ft

**Tenure** – Freehold





Total area: approx. 87.1 sq. metres (937.5 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		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(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

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