



20 HIGH ROAD WORKSOP, S81 9EB

£315,000
FREEHOLD

GUIDE PRICE £315,000 - £325,000

OFFERED FOR SALE WITH NO CHAIN

This property is a perfect family home. It is situated in the heart of Carlton In Lindrick and stands on a good sized plot. The rear garden is mainly laid to lawn with a stream running at the side of the garden. There are two reception rooms plus a conservatory and kitchen with a comprehensive range of wall and base units. There are two bathrooms, one to the ground floor and a shower room to the first floor. The property is located close to the schools, other local amenities and is convenient for the motorway network. BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra
Jacob

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20 HIGH ROAD

- Guide Price £315,000 - £325,000 • NO CHAIN • Stands On A Good Sized Plot • Driveway Providing Off Road Parking • Two Reception Rooms And Conservatory • Fitted Kitchen With A Range Of Wall And Base Units • Rear Garden With Stream To The Side • Perfect Family Home • Close To Schools • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Hall

With front door leading into the entrance hall and stairs rising to the first floor accommodation. Useful storage cupboard and central heating radiator.

Lounge

With bay window overlooking the front elevation, Adam style fireplace with electric fire, window to the side, coving to the ceiling and central heating radiator.

Kitchen

Having a comprehensive range of wall and base units with complimentary work surfaces over. There is a built in oven, gas hob and extractor over. Sink unit with mixer tap. Three windows to different elevations. Coving to the ceiling and a door leading into the conservatory.

Conservatory

The conservatory is situated on the side elevation overlooking the garden.

Second Reception Room

This lovely room overlooks the rear garden having patio doors leading onto the patio area. Oak flooring and useful storage cupboard. Central heating radiator.

Family Bathroom

With three piece suite including panelled bath, wash hand basin and low flush WC. Central heating radiator and windows to the side and rear elevations.

First Floor Landing

Stairs rise to the first floor landing. Central heating radiator and window to the side elevation.

Shower Room

With shower cubicle, vanity wash hand basin and low flush WC. Heated towel rail, fully tiled, mirror, spot lights to the ceiling and Oak door.

Bedroom One

A feature of this room is the fireplace, Oak door, window overlooking the front and central heating radiator.

Bedroom Two

A feature of this room is the fireplace with two windows overlooking the rear, central heating radiator, fitted shutter and Oak door.

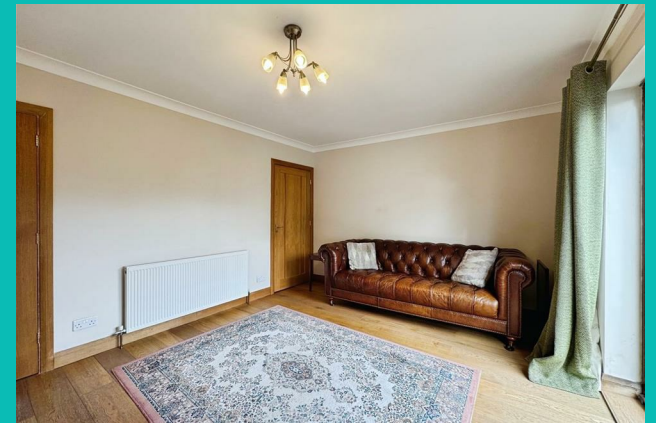
Bedroom Three

Again the feature of this room is the fireplace, shutter to the window, boiler, Oak door and useful storage cupboard.

Outside

To the front of the property there is a gate leading to the front door. The front garden has mature trees and bushes and lawned area. To the side of the property is a driveway providing ample off road parking and leads to the double garage. The rear garden is mainly laid to lawn with mature trees and bushes, patio area which is perfect for entertaining and a stream which runs down the side of the rear garden. BOOK A VIEWING NOW - DO NOT MISS OUT ON THIS GREAT OPPORTUNITY .

20 HIGH ROAD





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ADDITIONAL INFORMATION

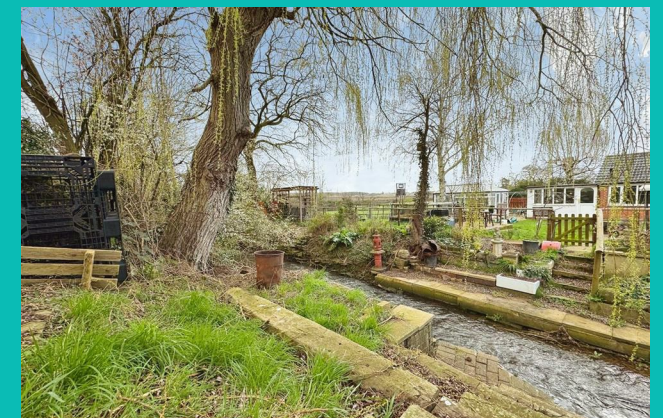
Local Authority –

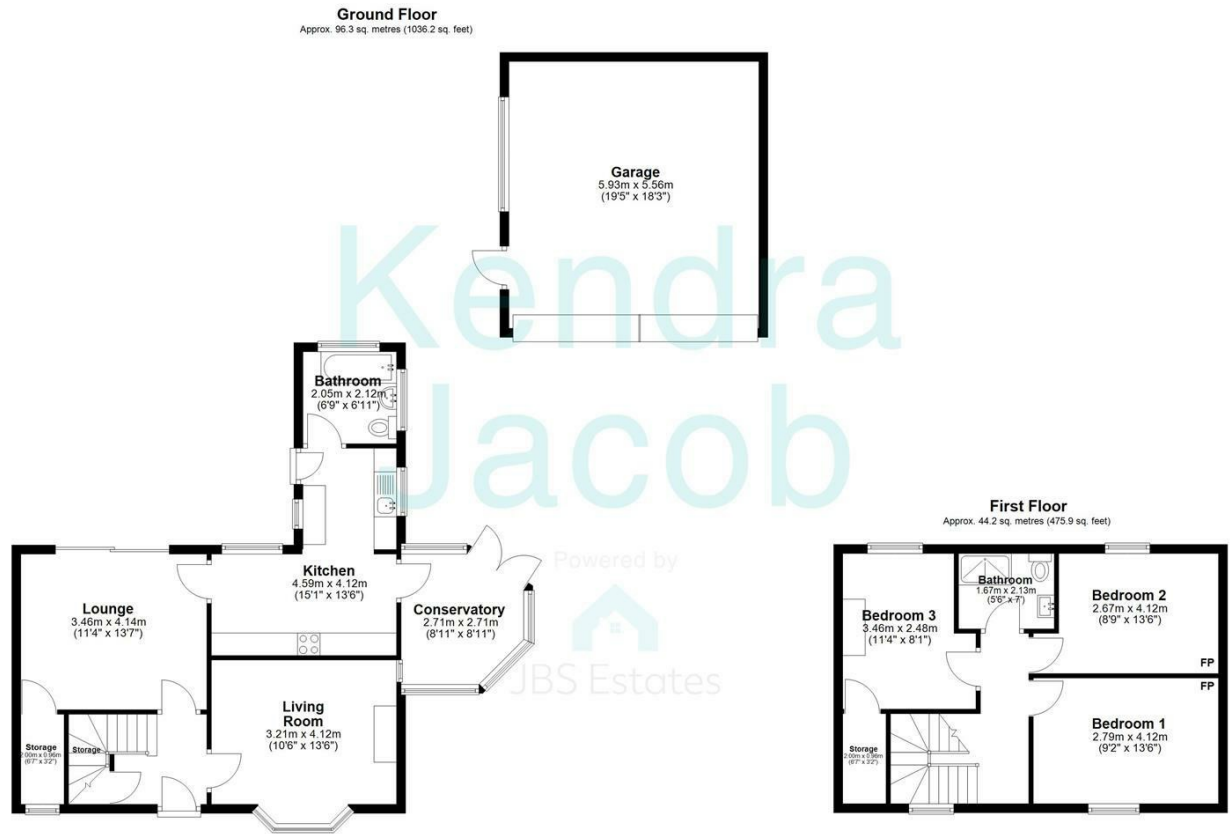
Council Tax – Band

Viewings – By Appointment Only

Floor Area – 1512.10 sq ft

Tenure – Freehold





Total area: approx. 140.5 sq. metres (1512.1 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		
(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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