



Lampman Way, Worksop, S81 9GB

£220,000

GUIDE PRICE £220,000 - £230,000 - High specification almost brand new semi detached house located on a popular development backing on to Langold Country Park. Modern dining kitchen with appliances plus contemporary bathroom, en suite & WC. Ready to move in with flooring included.



82 Lampman Way, Costhorpe, Worksop, S81 9GB

We are delighted to offer for sale this almost brand new high specification semi detached house located on a popular development with access to amenities and transport links plus accessible to OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2025 the property still benefits from nearly 9 years remaining of its New Home Structural Warranty.

The property benefits from gas central heating plus solar panels and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus contemporary bathroom, en suite and WC. Items of particular note include French doors to the rear plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens with lawns and patio having an open aspect with Langold Country Park to the rear. There is off road parking for 2 cars.

Tenure - Freehold
Estate Management Fee - Not yet collected.
Council tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With vinyl flooring.

Lounge 20'4" x 10'9" (6.20m x 3.28m)

A light through room with fitted carpets.

Dining Kitchen 15'9"(max) x 11'10"(max) (4.80m(max) x 3.61m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass

splash back. With integrated oven, hob, hood, microwave, fridge freezer, dishwasher and washing machine. Having vinyl flooring and recessed spot lights. French doors leading to the rear garden.

WC 4'8" x 4'3" (1.44m x 1.30m)

Having contemporary white sanitary ware with vanity basin, chrome ladder radiator, recessed spot lights and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 15'5"(max) x 11'1"(max) (4.72m(max) x 3.38m(max))

With fitted carpets.

En Suite 6'7" x 4'1" (2.03m x 1.27m)

Having contemporary white sanitary ware with vanity basin, tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

Bedroom 2 14'2"(max) x 8'10"(max) (4.32m(max) x 2.71m(max))

With fitted carpets.

Bedroom 3 8'0" x 7'8" (2.44m x 2.35m)

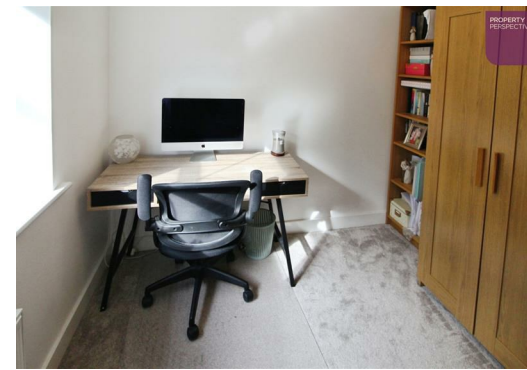
With fitted carpets.

Bathroom 6'11" x 5'6" (2.13m x 1.68m)

Having contemporary white sanitary ware with shower and screen to bath, vanity basin, tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

EXTERNAL

The property benefits from well presented gardens with lawns and patio having an open aspect with Langold Country Park to the rear. There is off road parking for 2 cars.





PROPERTY
PERSPECTIVE



PROPERTY
PERSPECTIVE

