



## **23 Holding, Worksop S81 0TD**

### **Guide price £190,000**

Guide Price £190,000 - £200,000

An immaculately presented and fully redecorated LINK DETACHED family home, offered to the market in true turnkey condition and located within the popular Holding area of Worksop. The property offers stylish, move-in-ready accommodation including a spacious living/dining room, modern kitchen, garden room, three bedrooms, and a contemporary bathroom. Externally, the home benefits from a block paved driveway, porcelain pathway to the front door, integral garage, and a landscaped rear garden with porcelain patio and artificial lawn.

- Linked Detached Family Home
- Three Well-Proportioned Bedrooms
- Fully Redecorated Throughout, Turnkey, Move-In Ready Condition.
- Garden Room / Conservatory
- Spacious Living / Dining Room
- Block Paved Driveway And Attached Garage
- Landscaped Rear Garden With Porcelain Patio And Artificial Grass
- No Onward Chain

### **locating your ideal home**



## Ground Floor

### Porch

A practical entrance porch providing an ideal buffer from outside and offering useful built-in storage via a cupboard, perfect for coats, shoes, and everyday items. The porch leads through into the main living accommodation and is finished in fresh, neutral décor in keeping with the rest of the property.

### Living/Dining Room

24'9 x 10'1 (7.54m x 3.07m)

A generously proportioned open-plan living and dining space, ideal for modern family living and entertaining. The room features attractive flooring, a central fireplace, and ample space for both seating and dining furniture. An arched opening enhances the flow through to the rear of the property.

### Kitchen

7' x 9'4 (2.13m x 2.84m)

The modern fitted kitchen is equipped with a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an oven and hob, with space for additional appliances. A rear-facing window provides excellent natural light.

### Sun Room

9'1 x 8'3 (2.77m x 2.51m)

An excellent addition to the home, this versatile garden room enjoys views over the rear garden and provides direct access to the patio area. Ideal for use as a sitting room, dining space, or home office.

## First Floor

### Bedroom One

10'9 x 7' (3.28m x 2.13m)

A well-proportioned double bedroom positioned to the front of the property, featuring fitted blinds and a bright, freshly redecorated finish.

### Bedroom Two

9'10 x 7'2 (3.00m x 2.18m)

A further generous bedroom overlooking the rear garden, suitable for use as a double room.

### Bedroom Three

8'10 x 6'3 (2.69m x 1.91m)

A good-sized third bedroom, ideal as a child's room, guest bedroom, or home office.

### Family Bathroom

The contemporary family bathroom is fitted with a modern white suite comprising a panelled bath with electric shower over, wash hand basin, and WC. Finished with stylish tiling and chrome fittings.

## Outside

### Garage

15'9 x 8'3 (4.80m x 2.51m)

The integral garage is fitted with power and lighting and houses the property's combi boiler. The space provides useful storage or potential for further use, with the added benefit of direct access to the rear garden.

### Rear Garden

The rear garden has been thoughtfully landscaped for low maintenance and year-round enjoyment. A porcelain patio area provides an excellent space for outdoor seating and entertaining, leading onto an artificial lawn. The garden is fully enclosed, offering a good degree of privacy.

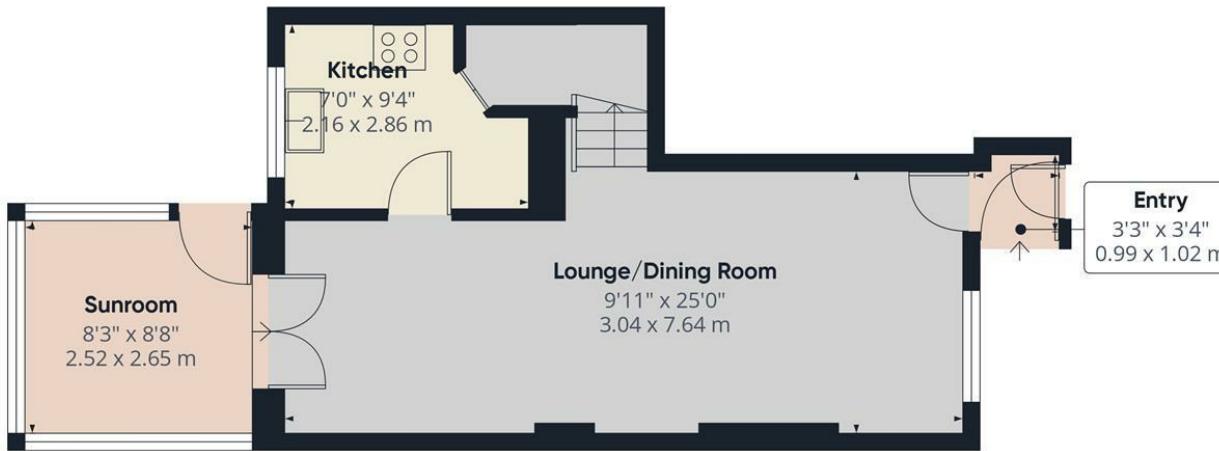
### Front Elevation

To the front of the property is a block paved driveway providing off-road parking and access to the attached garage. A porcelain pathway leads directly to the front door, adding a modern and high-quality finish.





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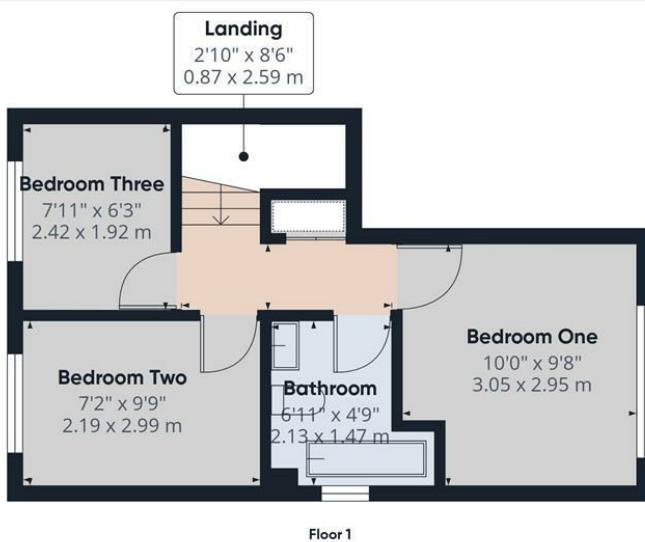


Approximate total area<sup>(1)</sup>

671 ft<sup>2</sup>

62.3 m<sup>2</sup>

Floor 0



(1) Excluding balconies and terraces

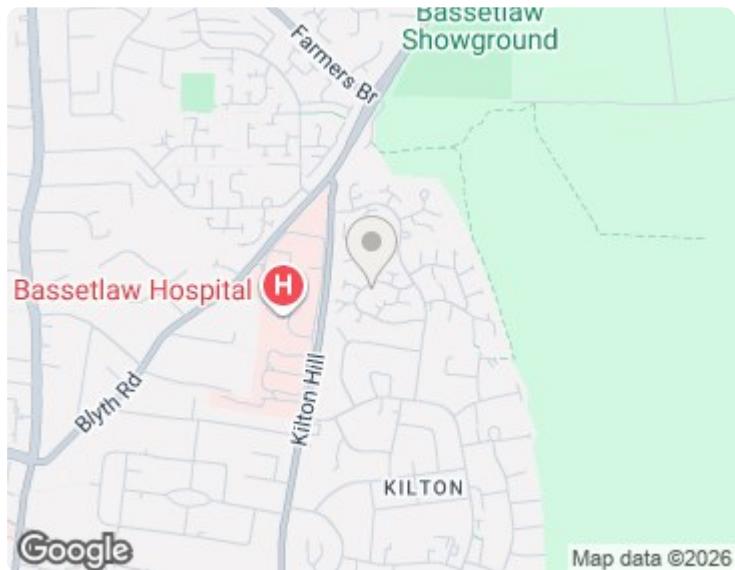
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	84	69

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	84	69



Map data ©2026

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