



**49 Lampman Way, Costhorpe, Worksop
Nottinghamshire S81 9GB**

Offers over £170,000

Welcome to this stunning semi-detached house located on Lampman Way in the charming village of Costhorpe, Worksop. Built in 2023, this modern property offers a fresh and contemporary living experience, perfect for families or professionals seeking a comfortable home. Benefitting from a 30% discount under a First Time Buyer Scheme, this property is exclusively available to eligible first-time buyers – a perfect chance to step onto the property ladder.

Spanning an impressive 818 square feet, the house features a well-designed layout that includes one inviting reception room, ideal for relaxation or entertaining guests. The property boasts three spacious bedrooms, providing ample space for family members or guests.

The exterior of the home includes parking for two vehicles, a valuable feature in today's busy world. The location itself is peaceful yet well-connected, offering a delightful community atmosphere while still being within easy reach of local amenities and transport links.

This property is a fantastic opportunity for those looking to invest in a modern home in a desirable area. With its contemporary design and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

- Semi Detached House
- Three Bedrooms
- Being Sold Under The First Time Buyer Scheme
- Ensuite To Master Bedroom
- Downstairs W/C
- Immaculately Presented Throughout
- Landscaped Rear Garden
- Viewings Advised

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Ground Floor

Entrance Hall

A composite front door opens into the entrance hall, providing a welcoming entry to the home. From here, you can easily access the kitchen, where modern appliances and stylish finishes await. The entrance hall also offers access to the stairs, leading up to the first floor.

Kitchen/Diner

12'1" x 11'6" (3.69 x 3.52)

The kitchen features charming cream shaker-style units with elegant gold handles, creating a warm, timeless feel. The wood-effect worktop adds a natural touch, complementing the modern appliances, including a fitted fridge/freezer, washing machine, and dishwasher. Equipped with an electric fan oven and a ceramic hob, the kitchen is both functional and stylish. The laminate flooring ties the space together, offering a practical and sleek finish to this inviting cooking area.

Downstairs W/C

An obscure window to the side elevation allows for privacy while still letting in natural light. The bathroom features a low flush W/C and a pedestal sink.

Lounge

11'8" x 14'8" (3.56 x 4.48)

The living room is beautifully presented, featuring UPVC French doors that open onto the rear garden, allowing natural light to flood the space. A stylish touch is added with decorative panelling behind the TV, complemented by a sleek floating unit for a modern, airy feel. The laminate flooring enhances the room's clean, polished look, making it both inviting and immaculately maintained.

First Floor

Master Bedroom

11'1" x 11'11" (3.39 x 3.64)

The master bedroom features a UPVC window to the front elevation, allowing plenty of natural light to brighten the space. A useful storage cupboard adds practicality, while the room is beautifully decorated, creating a serene and inviting atmosphere. A door leads to the ensuite, offering added comfort and privacy.

Ensuite

7'8" x 4'10" (2.34 x 1.49)

The shower room features an obscure window to the front elevation, ensuring privacy while still allowing for natural light. It includes a three-piece suite, consisting of an enclosed shower, a pedestal sink, and a low flush W/C, offering a functional and tidy space.

Bedroom Two

10'5" x 8'5" (3.20 x 2.58)

Bedroom two features a UPVC window to the rear elevation, allowing plenty of natural light to fill the space. This generously sized room is a double, offering ample room for furniture and a comfortable retreat.

Bedroom Three

7'4" x 5'11" (2.24 x 1.81)

Bedroom three is currently being used as a walk-in wardrobe, featuring ample storage space and a dedicated vanity area. This versatile room offers a stylish and practical setup, perfect for organizing clothing and accessories while providing a space for personal grooming.

Family Bathroom

5'4" x 8'5" (1.64 x 2.58)

The family bathroom features an obscure window to the side elevation, ensuring privacy while allowing natural light to brighten the space. It is equipped with a three-piece suite, including an enclosed bath, a pedestal sink, and a low flush W/C.

Outside

Rear Garden

The beautifully landscaped rear garden features a charming patio area with decorative gravel, perfect for outdoor relaxation. This leads to the upper garden, which is mainly laid to lawn and surrounded by sleeper borders filled with bark chippings, plants, and shrubs, creating a lush and inviting space. A garden gate provides convenient access to the front of the property.

Front Elevation

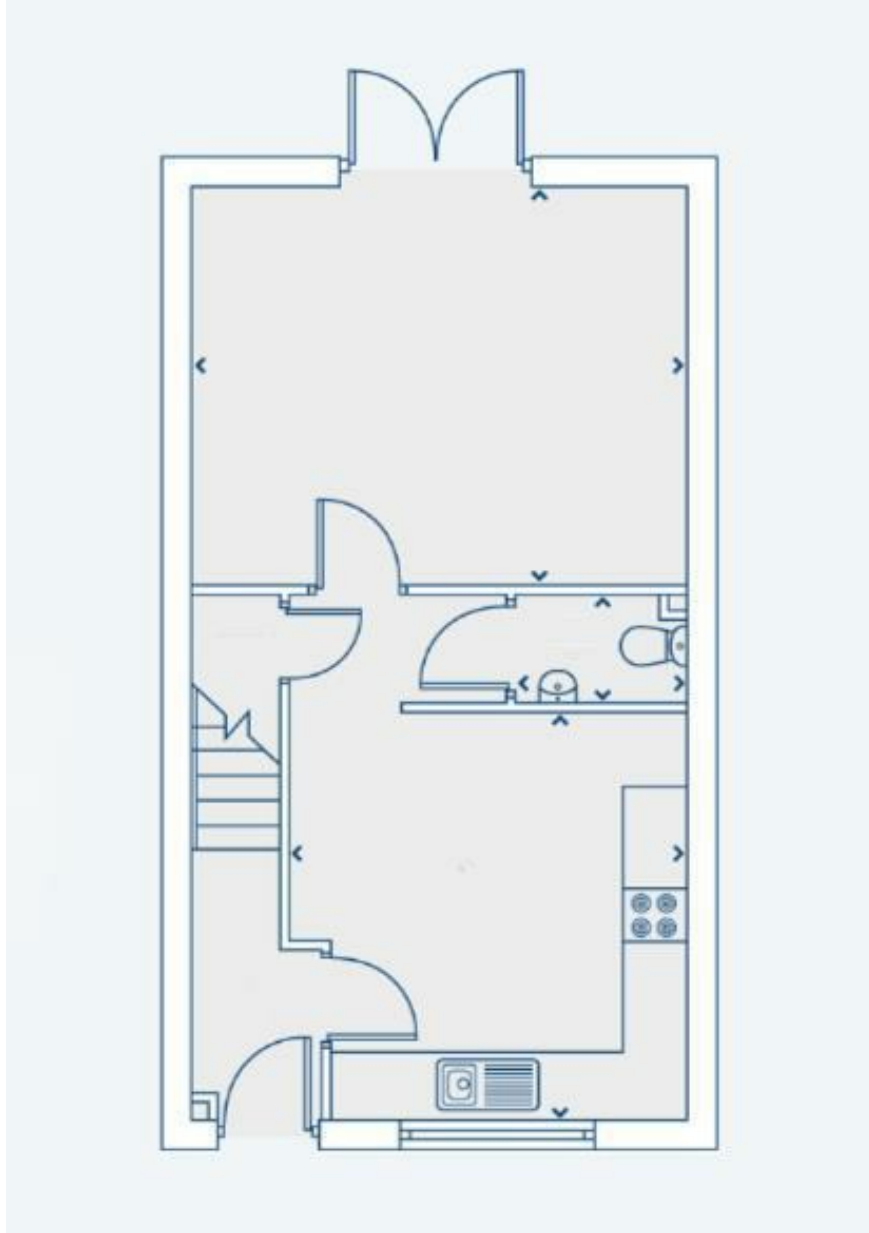
To the front of the property, there is a driveway to the side with parking space for two cars. The front garden is low maintenance, featuring bark chippings and a variety of shrubs, creating a tidy and attractive entrance to the home.



Tel: 01909 475111



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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