



## Plot 25 Lampman Way, Costhorpe, Worksop S81 9GB

**Asking price £340,000**

READY TO MOVE INTO NOW!

INCENTIVES AVAILABLE: Already installed with £30,000 worth of upgrades, full tech pack and £1000 towards legal fees.

Nestled in the charming area of Costhorpe, Worksop, this stunning detached house on Lampman Way is a true gem. With a generous layout, the property boasts four spacious bedrooms, making it ideal for families or those seeking extra space. The home features a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is the modern kitchen, which is enhanced by bifold doors that seamlessly connect the indoor space to the outdoor area, creating a bright and airy atmosphere. The kitchen is fitted with luxurious quartz worktops, providing both style and functionality for culinary enthusiasts.

In addition to the main living areas, the property includes three bathrooms, ensuring convenience for all residents. The converted garage has been transformed into a versatile office or summer room, offering a peaceful retreat for work or relaxation.

This showhouse has been thoughtfully upgraded with £30,000 worth of enhancements, ensuring that it meets the highest standards of modern living. The combination of contemporary design and practical features makes this home a perfect choice for those looking to settle in a welcoming community.

With its attractive location and impressive amenities, this property on Lampman Way is not to be missed. Whether you are looking to buy or rent, this home offers a unique opportunity to enjoy a comfortable and stylish lifestyle in Worksop.

locating your ideal home







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	

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	

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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