



## 23a Long Lane, Worksop S81 9AW

**Guide price £370,000**

GUIDE PRICE £370,000 - £380,000

Beautifully presented and deceptively spacious four-bedroom detached family home in the sought-after location of Carlton in Lindrick. Close to local amenities including doctors, schools, shops, bus routes, libraries and parks, this superb property is ideal for families looking for both comfort and convenience.

The home offers four generous bedrooms – the master with en-suite and the second with a walk-in wardrobe – along with beautiful lounge, separate spacious dining room, stylish breakfast kitchen, utility room, downstairs WC with wet room, and a sunroom with garden views and log burner. Outside, there is a large private rear garden with patio, lawn, stocked borders, a summer house and traditional wood framed greenhouse. The gated front driveway provides secure parking for several vehicles and access to the integral garage with electric roller door.

- Four well-proportioned bedrooms, all with fitted wardrobes
- Stylish breakfast kitchen with separate utility room
- Electric Gated driveway with electric roller gate & parking for 3–4 cars
- Master bedroom with en-suite & second bedroom with walk-in wardrobe
- Downstairs WC & Wet Room
- Integral garage with electric roller door
- Spacious living areas including lounge, dining room & sunroom with log burner
- Large private rear garden with patio, lawn, well-stocked borders, greenhouse & summer house
- Sought-after location close to amenities - Schools, Shops, Parks, Walks

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## **Entrance Hallway**

The property opens into a welcoming entrance hall with luxury vinyl tile flooring and staircase to the first floor, giving access to the kitchen, dining room, living room and downstairs WC with wet room.

## **Breakfast Kitchen**

The breakfast kitchen offers a range of wall and base units, gas oven with extractor, breakfast bar, tiled flooring and a front-facing window, with the boiler neatly housed here. A separate utility provides further storage and space for appliances.

## **Utility Room**

A separate utility provides further storage and space for appliances. with side facing window and plumbing facilities for washing machine. Further range of matched base and wall units.

## **Downstairs WC & Wet Room**

A downstairs WC leads through to a modern wet room with full tiling, electric shower, vanity sink, extractor and spotlights.

## **Dining Room**

The dining room is spacious enough for a large family table seating around 12 which overlooks the beautiful rear garden.

## **Living Room**

A generous living room features wooden flooring an electric fire with marble surround, patio doors opening into the sunroom.

## **Sun Room**

The sunroom has a recently fitted roof, laminate flooring, log burner and garden views, with doors onto the patio.

## **First Floor Landing**

Access to all four bedrooms, family bathroom, and loft hatch

## **Master Bedroom**

Bright and spacious with front-facing window, ample amount of fitted wardrobes, drawers, and dressing table and access to the ensuite.

## **Ensuite Shower Room**

Vinyl flooring, Fitted vanity unit with low flush WC and sink, enclosed shower unit with electric shower, heated towel radiator and extractor fan.

## **Second Bedroom**

A large double with rear-facing window, fitted wardrobes, drawers, and dressing table and also a generous walk-in wardrobe with shelving, rails, and lighting accessed via concertina doors.

## **Third Bedroom**

Spacious double with rear-facing window, fitted wardrobes, drawers, and dressing table

## **Fourth Bedroom**

Another well-sized bedroom with rear-facing window, Fitted wardrobes, drawers, and dressing table

## **Family Bathroom**

The family bathroom is full of character and styled with a traditional finish. It features tiled flooring, a roll-top bath with decorative legs, a pedestal hand wash basin, and a traditional high-flush WC. A front-facing window brings in natural light, while panelled walls and a column-style heated towel radiator complete this stunning room.

## **Exterior**

The rear garden is private and extensive, with patio, lawn, mature borders, a traditional greenhouse and a large summer house/storage.

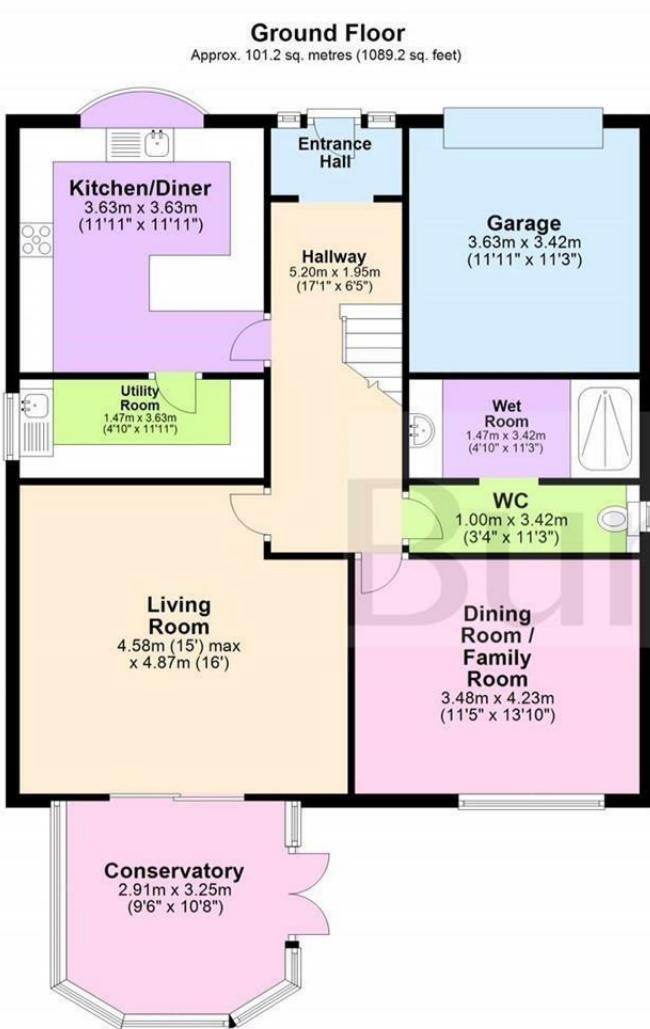
To the front, secure electric gates open onto a block paved driveway with parking for several cars and access to the integral garage with electric roller door.



**Tel: 01909 475111**



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Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
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	

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.

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