



**67 Lampman Way, Costhorpe, Worksop
S81 9GB**

Guide price £190,000

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The Harland is the perfect two-bedroom starter home for first-time buyers. Upon entering, you're welcomed into a stylish, modern kitchen and dining area, which flows seamlessly into a bright and spacious lounge featuring French doors that open out to the rear garden. A handy downstairs W.C. adds extra convenience. Upstairs, you'll find two generously sized double bedrooms, including a storage cupboard in the second bedroom, along with a well-appointed family bathroom.

- Semi Detached House
- Downstairs W/C
- Driveway For Two Cars
- Two Double Bedrooms
- Built In 2023 By Keepmoat
- Viewing Advised
- Fully Equipped Kitchen/Diner
- Still Under Warranty

locating your ideal home



Ground Floor

Entrance Hall

A stylish sage green composite front door opens into the entrance hall, providing access to the kitchen/diner and staircase leading to the first floor.

Kitchen/Diner

11'9" x 9'10" (3.6 x 3)

The well-appointed grey Shaker-style kitchen features a range of integrated appliances, including a fridge/freezer, dishwasher, washing machine, four-ring gas hob with extractor above, and a fan-assisted oven. Complemented by marble-effect worktops and herringbone vinyl flooring, the space is brightened by a uPVC window overlooking the front elevation.

Downstairs W/C

4'11" x 2'7" (1.5 x 0.8)

The downstairs W.C. is fitted with a low flush toilet and a corner pedestal sink, complemented by herringbone vinyl flooring for a stylish finish.

Lounge

12'1" x 13'1" (3.7 x 4)

The beautiful lounge features uPVC French doors that open onto the rear garden, a striking mural on the back wall, and a useful understairs storage cupboard, creating a stylish yet practical living space.

First Floor

Bedroom One

8'6" x 13'1" (2.6 x 4)

The master bedroom boasts a uPVC window overlooking the rear elevation and features elegant decorative panelling on the back wall, adding a touch of character and charm.

Bedroom Two

8'2" x 13'1" (2.5 x 4)

Bedroom two is a spacious double room with a uPVC window overlooking the front elevation and includes a built-in storage cupboard for added convenience.

Family Bathroom

6'6" x 6'2" (2 x 1.9)

The family bathroom features a uPVC obscure window to the side elevation and is fitted with a modern three-piece suite comprising a panelled bath with overhead shower and glass screen, low flush W.C., and pedestal sink. The area around the bath is fully tiled, and the room is finished with practical vinyl flooring.

Outside

Rear Garden

The rear garden features a paved patio area directly outside the French doors, ideal for outdoor seating, and is mainly laid to lawn with the added benefit of side gate access.

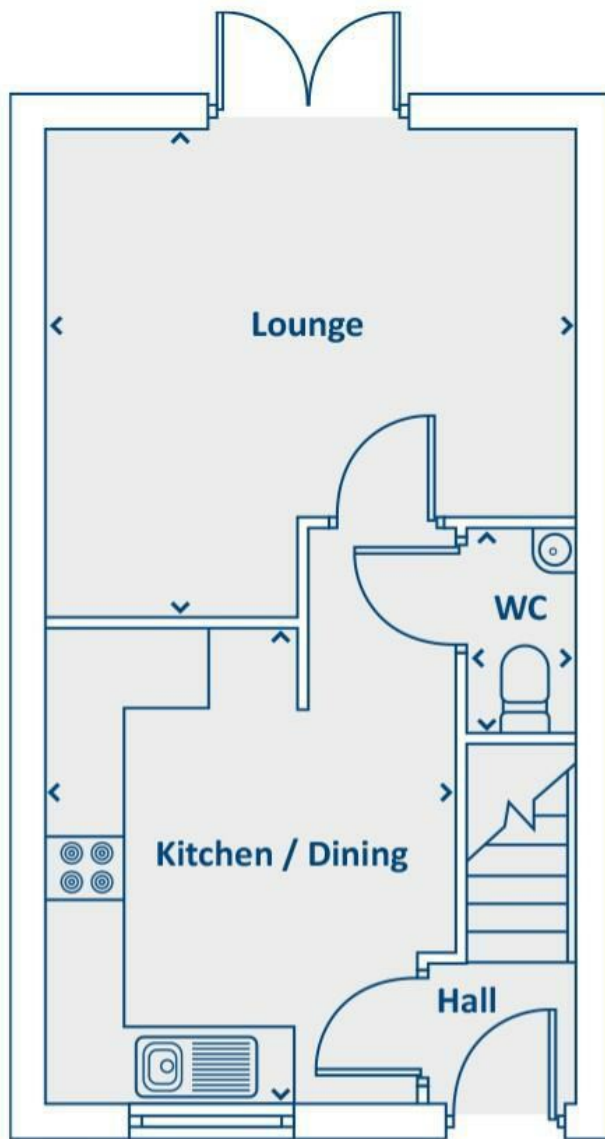
Front Elevation

The front elevation offers parking to the side of the property and a pathway that leads to the sage green composite front door, creating a welcoming entrance.



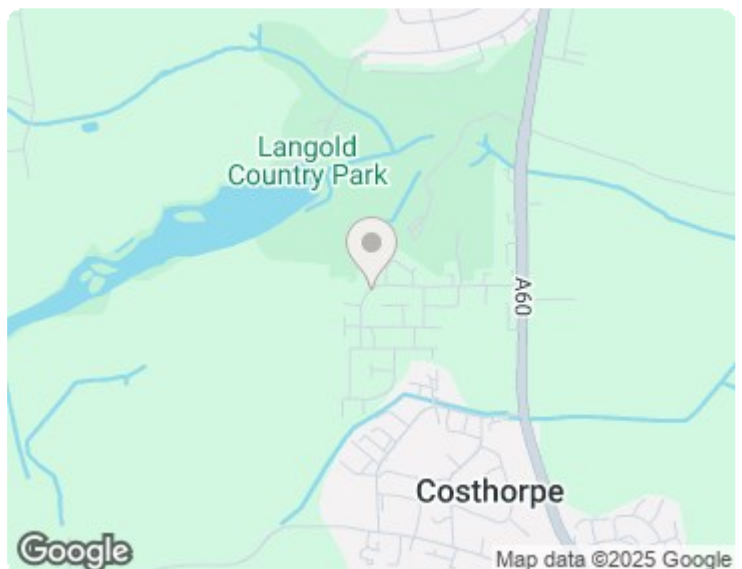
Tel: 01909 475111





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	83	
(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	



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