



**15 Bullfinch Court, Langold, Worksop  
Nottinghamshire S81 9FQ**

**Guide price £160,000**

**\*\* GUIDE PRICE £160,000 - £170,000 \*\*\* NO CHAIN \*\*\***

**FIRST TIME BUYERS ONLY - SHARED OWNERSHIP 60% (T&C'S Apply)**

Welcome to this charming semi-detached house located in the desirable Bullfinch Court, Langold. This delightful property offers a perfect opportunity for first-time buyers looking to step onto the property ladder through shared ownership.

Spanning an inviting 651 square feet, the home features a well-proportioned reception room, ideal for both relaxation and entertaining guests. The property boasts two comfortable bedrooms, providing ample space for a small family or individuals seeking a home office. The bathroom is conveniently situated, ensuring ease of access for all residents.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for hassle-free living, making it easier to come and go as you please.

Situated in a friendly neighbourhood, Bullfinch Court offers a sense of community while being close to local amenities and transport links. This property is not just a house; it is a place where you can create

- **\*\* GUIDE PRICE £160,000 - £170,000 \*\*\* \*\* NO CHAIN \*\*\***
- **Semi Detached House**
- **Two Bedrooms**
- **Downstairs W/C**
- **Over Field Views To The Rear**
- **Still Under Warranty**
- **Cul De Sac**

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## Ground Floor

### Entrance Hall

The hallway, with its sturdy composite front door, leads into the lounge on one side and a staircase to the first floor on the other. It's a simple, functional space that connects the main areas of the home.

### Lounge

15'2" x 10'0" (4.64 x 3.07)

The living room features a large UPVC window at the front, letting in plenty of natural light and offering views of the outside. A door on one side leads directly to the kitchen.

### Kitchen

13'7" x 7'11" (4.15 x 2.42)

The kitchen features sleek grey matching wall and base units, complemented by a marble effect worktop that adds a touch of elegance. It's equipped with a gas hob and electric oven, perfect for all cooking needs. The vinyl flooring offers a practical and easy-to-clean finish. A uPVC window overlooks the rear garden, bringing in natural light, while French doors in the dining area open out onto the garden, blending indoor and outdoor living.

### W/C

5'6" x 3'2" (1.68 x 0.99)

Low flush w/c with pedestal sink.

## First Floor

### Bedroom One

13'7" x 10'2" (4.15 x 3.10)

Bedroom one features a large UPVC window to the front elevation, allowing plenty of natural light to flood the room and offering a pleasant view of the outside. The window adds to the airy and bright atmosphere of the space.

### Bedroom Two

12'11" x 7'6" (3.95 x 2.29)

Bedroom two is another double room which boasts a UPVC window to the rear elevation,

### Family Bathroom

7'4" x 5'9" (2.26 x 1.77)

The bathroom features a three-piece suite, including an enclosed bath with a shower above, complete with a glass shower screen. It also has a pedestal sink and a low flush WC. An obscure window allows for privacy while letting in natural light.

## Outside

### Rear Garden

The fully enclosed rear garden is mainly laid to lawn. Access to the front of the property can be easily reached through a gate, adding convenience and a seamless connection between the front and rear.

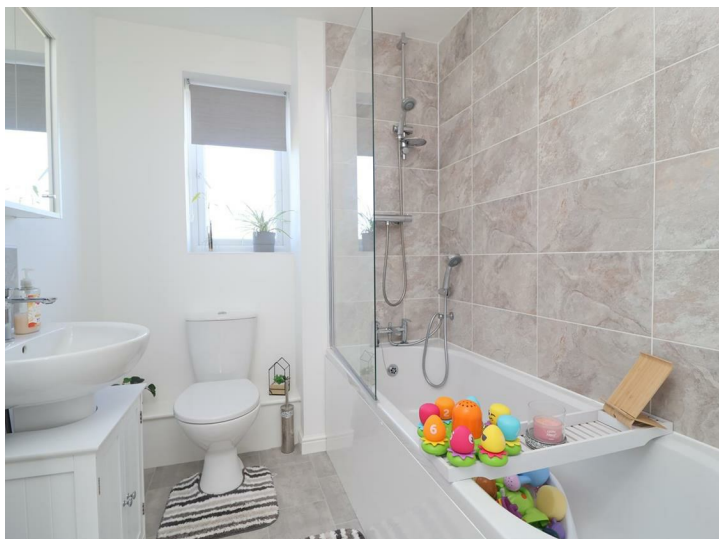
### Front Elevation

The property features a driveway at the side, providing space for two cars. To the front, a neat lawned area adds to the curb appeal, with a path leading up to the composite front door, offering a welcoming entrance to the home.

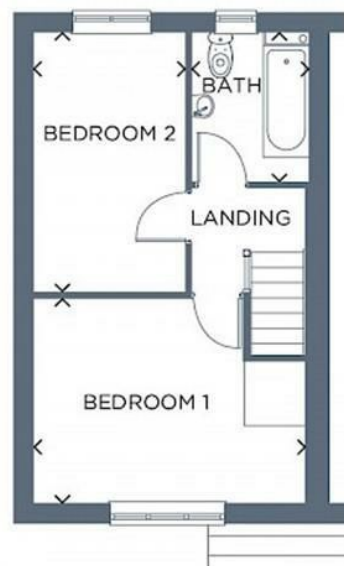
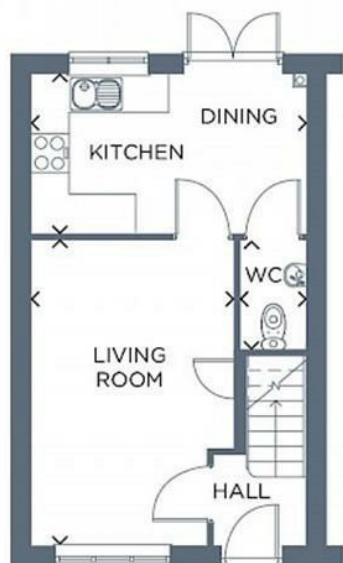



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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