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FOR SALE

£315,000

20 Lancaster Walk, Worksop, Nottinghamshire. S81 7NG



Situated in this pleasant position within Gateford, is this well presented and decorated four bedroom extended detached family home benefiting from three reception rooms, uPVC double glazed windows and gas central heating. Requiring an internal inspection, the property has a high standard of fixtures and fittings throughout with the accommodation in brief comprising of; entrance hallway, lounge, snug/sitting room (formally the garage), dining room, refitted modern kitchen with integrated appliances, utility room, W.C. On the first floor; landing, four bedrooms all with fitted wardrobes, bedroom one with ensuite shower room, modern family bathroom with whirlpool bath. To the front of the property is a double driveway provide ample parking; lawned garden and to the rear of the property is a pleasant enclosed garden. Viewing is most highly recommended.

Ground Floor

Entrance Porch

With entrance door, ceramic tiled floor, door into the hallway.

Hallway

With laminate flooring, stairs to the first floor; central heating radiator.

Lounge 5.76m x 3.46m (18' 11" x 11' 4")

With a feature fire surround, marble effect hearth and back, coal effect living flame gas fire, laminate flooring, front facing bay window, double doors into the dining room.

Dining Room 3.35m x 2.71m (11' 0" x 8' 11")

With rear facing French doors, central heating radiator.

Sitting Room 4.17m x 2.38m (13' 8" x 7' 10")

Being the former garage with a front facing window, central heating radiator, understairs storage cupboard.

Kitchen 3.31m x 3.05m (10' 10" x 10' 0")

A modern refitted kitchen with wall and base units, worksurfaces, induction hob with extractor above. double oven, integrated fridge, freezer and dishwasher, bowl and half sink unit with mixer tap, rear facing window, wine rack, central heating radiator.

Utility Room 2.04m x 1.71m (6' 8" x 5' 7")

With fitted units, worksurfaces, sink unit with mixer tap, plumbing for an automatic washing machine and dishwasher, rear door, wall mounted gas fired central heating boiler.

W.C

With a low flush w.c, wash hand basin, side facing window, central heating radiator.

First Floor

Landing

With a side facing window, loft access, central heating radiator.

Bedroom One 3.79m x 3.76m (12' 5" x 12' 4")

With three built in double wardrobes, front facing window, central heating radiator.

Ensuite

Fitted in a modern suite that comprises of; shower cubicle with mains shower unit, low flush w.c, wash hand basin, side facing window, ceramic tiled floor, tiling to splashback.

Bedroom Two 3.51m x 2.93m (11' 6" x 9' 7")

With a built in double wardrobe, front facing window, central heating radiator.

Bedroom Three 3.05m x 2.86m (10' 0" x 9' 5")





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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