



Alexander Jacob
estate agents & company



Machin Grove
Gateford, Worksop

Offers in the Region of £285,000

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Machin Grove Gateford, Worksop

Well Proportioned THREE DOUBLE BEDROOM Family Home

Property Overview

- New Boiler with Hive Controls Fitted within the Past Year
- Master Bedroom Complete with Master En Suite & Two Fitted Wardrobes
- Full Cavity Wall Insulation Installed in 2010
- A Generous Driveway & Detached Single Garage
- Fully Enclosed Southerly Aspect Rear Garden & Seating Area
- Enjoying a Private Corner Plot on a Cul De Sac in the Ever Popular Gateford
- Council Tax Band: C EPC Rating: C

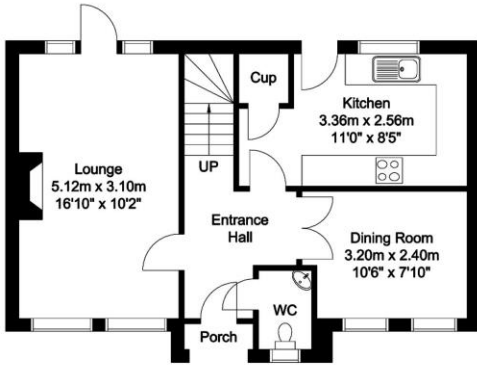


We are thrilled to welcome this well proportioned THREE DOUBLE BEDROOM family home to the market, benefitting from fresh carpets in several rooms, and a new boiler with Hive controls, installed within the past year. Set over two storeys, the family orientated living accommodation briefly comprises of entrance hall, sizeable lounge, kitchen, separate dining room, ground floor WC, galleried first floor landing, master bedroom complete with master en suite and two fitted wardrobes, two further double bedrooms, one with fitted furniture, and a contemporary family bathroom. Parking is well catered for on a generous driveway, with access to a detached single garage. Fully enclosed and to the rear, resides a Southerly aspect, low maintenance garden and seating area. Enjoying a private corner plot on a cul de sac in the ever popular Gateford, the conveniently placed property boasts close proximity to a wealth of everyday amenities, leisure facilities, restaurants, pubs and schools for all age groups. Gateford Park Primary School, having most recently received a good Ofsted rating is just a brief drive away, whilst the nearby Worksop College and Ranby House offer highly regarded private education. Gateford has excellent transport links to major motorway networks, with access to the A1 and M1, both within a 10 mile radius. Viewings are highly recommended to fully appreciate the well presented living accommodation and prime location being offered for sale.

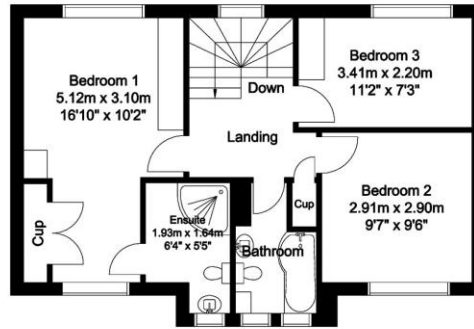
Road links are served by the A57 & A60 which offer greater transport links throughout the UK. A train station is located in Worksop, one stop from Retford Train Station which provides direct lines to King's Cross & Edinburgh at selected times.



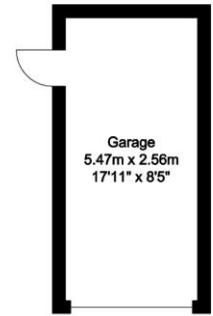
Ground Floor
46 sq m/495.13 sq ft
Approx.



First Floor
46 sq m/495.13 sq ft
Approx.



Outbuilding
14 sq m/150.69 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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	

Tenure & Charges: Freehold- Vacant possession will be given upon completion

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.