

FOR
SALE



1 Lynchet Lane, Worksop, Nottinghamshire S81 7AN

£270,000 - Freehold



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PROPERTY SUMMARY

This is an attractive, immaculately decorated and presented four bedroom detached family home that has gas fired central heating and uPVC double glazed windows. The property fully requires an internal inspection with the accommodation comprising of; entrance hallway, W.C, lounge with fire surround and gas fire, dining room, exceptional dining kitchen with French doors onto the rear garden. On the first floor; landing, four bedrooms, bedroom one with a ensuite shower room, family bathroom. Outside; front and side gardens, rear garden being enclosed and low maintenance style with extensive patio area, driveway with parking for 2/3 vehicles and garage. The property is well placed for all local amenities and is within access to the M1 and A1 motorway networks. Viewing Highly Advised.

POINTS OF INTEREST

- *Well Decorated & Presented*
- *Great Position*
- *Within Access to Amenities*
- *Four Bedroom Detached*
- *Two Reception Rooms*
- *GFCH and uPVC DG*
- *Ample Parking*
- *Detached Garage*
- *Viewing Essential*
- *Popular Area*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

With entrance door, stairs to first floor, storage cupboard. central heating radiator.

W.C

Having low flush WC, wash hand basin set in vanity unit, window to the front, central heating radiator.

Lounge 4.80m x 3.02m (15' 9" x 9' 11")

Having fire surround with marble effect hearth and back, coal effect living flame gas fire, front facing window, French doors that open out onto the rear garden, two central heating radiators.

Dining Room 3.29m x 2.81m (10' 10" x 9' 3")

Having a front and side facing window, central heating radiator.

Dining Kitchen 4.99m x 3.95m (16' 4" x 13' 0")

Having excellent fitted wall and base units, work surfaces, bowl and a half sink unit with mixer taps, built in gas hob with extractor above, electric oven below, two side facing windows, two rear facing windows, central heating radiator, enclosed gas fired central heating boiler, plumbing for an automatic washing machine and a dishwasher, space for further appliance, side facing French doors out onto the extensive decking area, understairs storage cupboard.

First Floor

Landing

With loft access, rear facing window.

Bedroom One 4.18m x 2.60m (13' 9" x 8' 6")

With side facing window, two rear facing windows and a central heating radiator, access to ensuite shower room.

Ensuite

With low flush WC, wash hand basin, double shower cubicle with mains shower unit, extractor fan, ceramic tiled floor, central heating radiator and side facing window.

Bedroom Two 3.04m x 2.76m (10' 0" x 9' 1")

With front facing window, cylinder airing cupboard and central heating radiators.

Bedroom Three 3.94m x 2.71m (12' 11" x 8' 11")

With front facing window and central heating radiator.

Bedroom Four 2.09m x 1.95m (6' 10" x 6' 5")

With rear facing window and central heating radiator.

Bathroom

Fitted in a white suite comprising of panelled bath, low flush WC, wash hand basin set in vanity unit, ceramic tiled floor, tiling to splashback and central heating radiator.

Outside

Gardens

Low maintenance style front and rear gardens., The rear being a generous size and being enclosed.

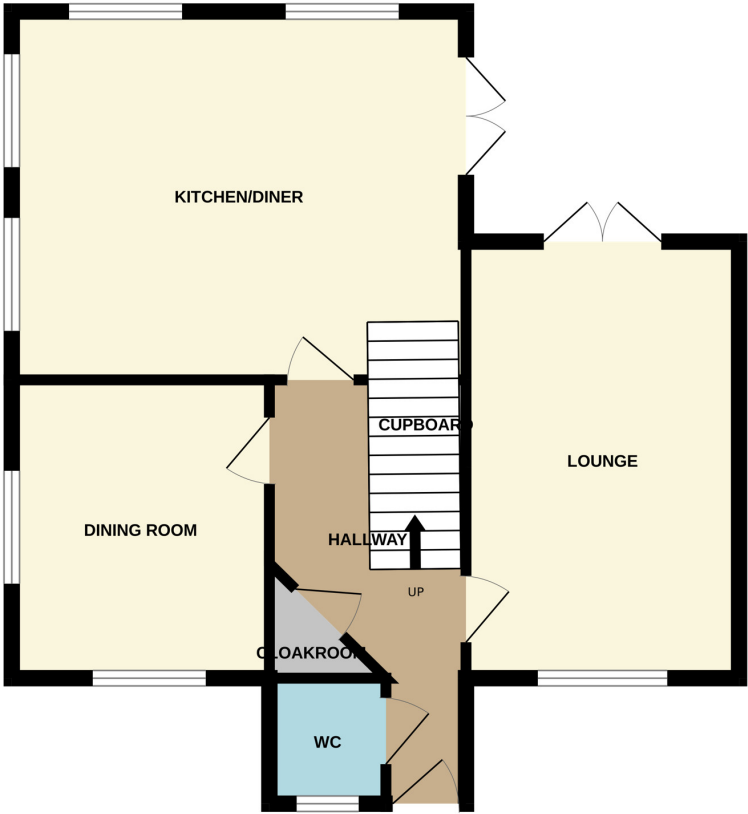
Driveway

Providing ample parking to the front.

Detached Garage

With up and over door, electric light and power laid on.

GROUND FLOOR



1ST FLOOR

