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A: 78 Bridge Street, Worksop, S80 1JA

FOR SALE

£200,000

90-92 Carlton Road, Worksop, Nottinghamshire. S80 1PS



Viewing is most highly recommended to appreciate this stunning, Grade II listed three bedroom cottage that has a high standard of fixtures and fittings and offers generous size accommodation. Having gas central heating and partial double glazed, with an attached former shop/store that is now in use for Residential the property offer great potential to add an adjoining business to the side of the house accommodation with appropriate planning to be granted from Bassetlaw Council. The main home accommodation offers; lounge/dining room, excellent fitted kitchen with a fine range of fitted units, and integrated appliances. On the first floor; landing, three double bedrooms and shower room. The attached 'shop' is in two sections, ideal for conversion back or attached annexe and the benefit of a W.C. Outside; driveway leads down the side to double parking to the rear, courtyard with extensive decking area. Viewing strongly advised.



## Ground Floor

### Lounge/Dining Room 7.55m x 3.74m (24' 9" x 12' 3")

Open plan room with stairs to the first floor, front and rear facing windows, two central heating radiators, fire surround and electric fire, entrance door.

### Kitchen 6.35m x 1.87m (20' 10" x 6' 2")

A modern fitted kitchen with wall and base fitted units, induction hob with extractor, double oven, integrated fridge, freezer and washing machine, three side facing windows, side door, rear French doors, central heating radiator.

## First Floor

### Landing

### Bedroom One 3.77m x 3.68m (12' 4" x 12' 1")

With an excellent range of fitted wardrobes, drawers and dressing table, rear facing window, central heating radiator.

### Bedroom Two 3.72m x 3.71m (12' 2" x 12' 2")

With a front facing window, central heating radiator.

### Bedroom Three 3.74m x 3.71m (12' 3" x 12' 2")

With a front facing window, central heating radiator.

### Shower Room 2.58m x 2.02m (8' 6" x 6' 8")

A high quality suite with double glass walk in shower with mains shower, wash hand basin, low flush w.c, storage over stairs, cylinder airing, rear facing window.

## Attached Former Shop

### Shop Area 7.87m x 3.68m (25' 10" x 12' 1")

With shop window and entrance door.

### Shop Area Two 9.00m x 3.40m (29' 6" x 11' 2")

With a utility area to the rear with plumbing for an automatic washing machine, side door, rear and side window,

Enclosed Low flush w.c.

## Outside

### Double Width Parking

Access gained down the side to the rear of the property with two parking spaces.

### Rear Courtyard/Garden

With extensive decking area.



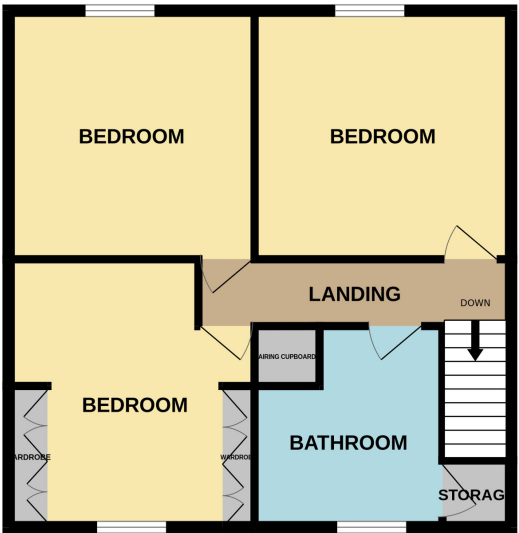
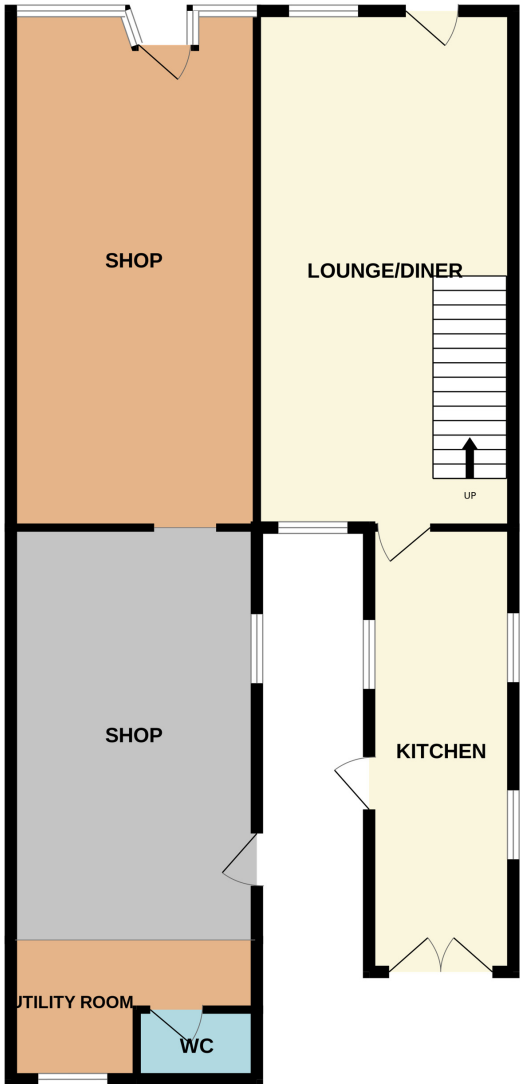






GROUND FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.

1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.3 sq.m.) approx.  
 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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