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FOR SALE

£165,000

Kingston Road, Worksop, Nottinghamshire. S80 2UN



Offered for sale with no chain being involved with an internal inspection being most highly recommended to appreciate this well presented and decorated two bedroom plus loft room semi detached home that has gas central heating and uPVC double glazed windows. Being set on a most generous size plot with the potential to extend the property (subject to planning approval), the property accommodation comprises of; entrance hallway, lounge/dining room, well fitted kitchen with hob double oven and extractor, side porch/utility room. On the first floor; landing, two double bedrooms, bedroom one provided access via staircase to the loft room, modern fitted shower room. Outside; most stunning larger than average front, side and rear gardens, the rear having resin patio area and with composite fencing to the side. Viewing is fully advised to appreciate.

## Ground Floor

### Entrance Hallway

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

### Lounge/Dining Room 6.48m x 3.21m (21' 3" x 10' 6")

With a front facing window, rear French doors, two central heating radiators, fire surround and electric fire.

### Kitchen 3.27m x 2.43m (10' 9" x 8' 0")

Fitted with wall and base units, worksurfaces, bowl and half sink unit with mixer tap, gas hob with extractor, double oven, rear window, side door to the porch.

### Porch

With front and rear doors, side facing window, plumbing for an automatic washing machine.

## First Floor

### Landing

With a side facing window.

### Bedroom One 4.69m x 2.98m (15' 5" x 9' 9")

With a range of fitted wardrobes, two front facing windows, central heating radiator, door leading to the stairs that lead to the loft room.

### Bedroom Two 3.35m x 3.31m (11' 0" x 10' 10")

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With a rear facing window, central heating radiator.

### Shower Room

With a modern suite that comprises of; shower cubicle and mains shower, wash hand basin, low flush w.c, heated towel rail, rear facing window.

## Outside

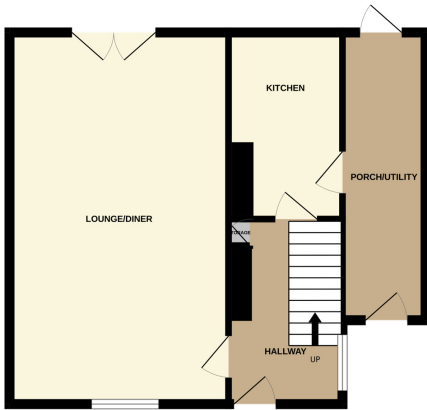
### Gardens

Most stunning and generous size gardens that need to be seen. The size to the rear and side of the house offers great potential for development or extending the property (subject to planning being granted) Mainly laid to lawn and offering great potential. The rear being enclosed and well laid out with resin patio, composite fencing.

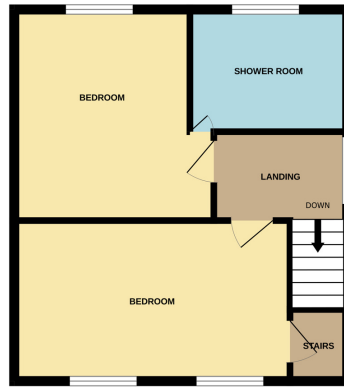




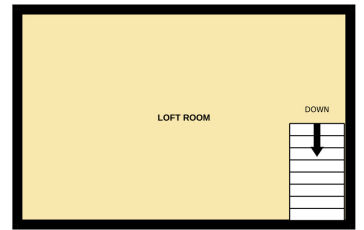
GROUND FLOOR



1ST FLOOR



2ND 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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