

FOR  
SALE



18 Craithie Road, Carlton-in-Lindrick, Worksop, Nottinghamshire S81 9NH

£270,000 - Freehold

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## PROPERTY SUMMARY

Viewing is essential for this substantially extended, three/four bedroom detached family home that is set within this highly sought after area and has gas warm air heating and double glazed windows. Offering superb family accommodation and set on a generous plot with separate driveways to either side, the accommodation in brief comprises of; entrance hallway, lounge that goes through to the dining room that additional opens into a snug/garden room overlooking the rear garden, well fitted breakfast kitchen, utility room. Occasional bedroom four/sitting room being the former integral garage, this room has the added benefit of a ensuite. on the first floor; landing, three bedrooms, bathroom and W.C. Outside; stunning, well stocked and established front and rear gardens, ample parking on two separate driveways, an electric car charging port, larger than average garage with workshop. Viewing advised.

## POINTS OF INTEREST

- *Generous Accommodation*
- *Larger Than Average Garden*
- *Three/Four Bedrooms*
- *Detached Family Home*
- *Gas Warm Air*
- *Double Glazed Windows*
- *Ample Parking*
- *Garage/Workshop*
- *Sought After Area*
- *Viewing Highly Recommended*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

Built in storage cupboards, entrance door, stairs to the first floor, gas fired warm air heating system with a gas heater for domestic hot water.

#### Lounge/Dining Room/Snug 9.91m x 4.09m (32' 6" x 13' 5")

Open plan rooms leading into one another.

Lounge with a front facing window. The dining area leads through to the snug/garden with patio doors to the rear garden.

#### Breakfast Kitchen 5.06m x 3.07m (16' 7" x 10' 1")

Extensive range of units: Double bowl sink unit, mixer tap, drawers, cupboards, Granite worktops, high level cupboards. Siemens ceramic hob, stainless steel backplate, extractor above, oven below, separate combi oven. Integrated dishwasher. Stainless steel splashbacks. pantry, Inset lighting to the ceiling, rear facing window.

#### Utility Room 3.07m x 2.54m (10' 1" x 8' 4")

Sink unit, cupboards, worktop, high level cupboards. Plumbing for washing machine. Extensive tiling to splashback. Tiled floor. Electric panel heater. Rear door.

#### Occasional Bedroom Four/Sitting Room 3.53m x 3.07m (11' 7" x 10' 1")

Being part of the former attached garage with a front facing window.

#### Shower Room

Access of the utility and the ground floor bedroom with a low flush W.C . Wash hand basin. Shower area with shower unit, fully tiled. Extensive tiling to the walls. Inset lighting to the ceiling.

### First Floor

#### Landing

#### Bedroom One 3.99m x 3.25m (13' 1" x 10' 8")

With fitted wardrobes, front facing window.

#### Bedroom Two 3.30m x 2.69m (10' 10" x 8' 10")

With hanging wardrobe rail, rear facing window.

#### Bedroom Three 2.64m x 2.21m (8' 8" x 7' 3")

With a storage cupboard, front facing window.

#### Family Bathroom

White suite. P shaped shower bath, electric shower above, shower screen, fully tiled surround walls. Washbasin. Remaining walls fully tiled. Electric towel rail. Inset lighting to the ceiling.

#### W.C

With a low flush w.c, rear facing window.

### Outside

#### Gardens

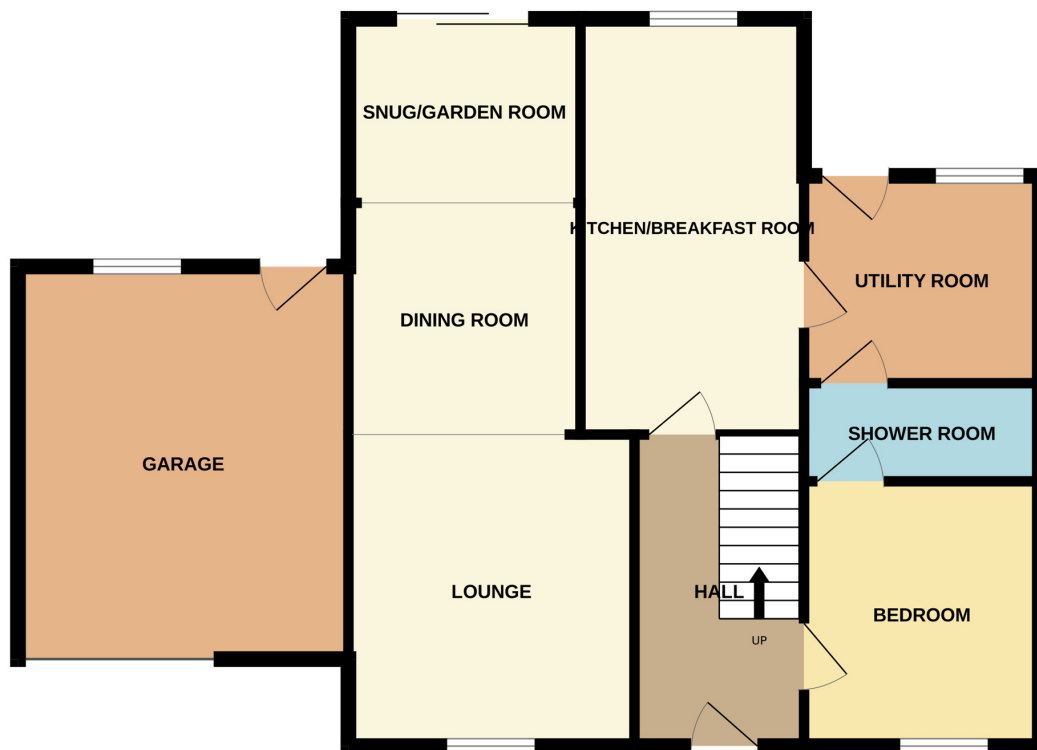
The rear garden is very well laid out and stocked with paved areas, lawned areas, flower and shrubbery borders, rockery feature. Separate paved patio area. Patio area and feature pergola and seating area behind the house. Mature trees. Outside lights and sensors. Outside tap.

#### Driveways

Two separate driveways providing ample parking. an electric car charging port

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR

