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FOR SALE

£170,000

50 Laburnum Road, Langold, Worksop, Nottinghamshire. S81 9RR



Viewing is advised for this attractively decorated and well presented three bedroom plus two loft rooms, semi detached home that has gas central heating and uPVC double glazed windows. Being set within this much sought after area and of possible interest for first time buyers or growing families, the property is set on a corner plot with gardens to three sides. The accommodation comprises of; entrance hallway, lounge/dining room with fire surround and gas fire, French doors to the conservatory, well fitted dining kitchen with a good range of fitted units, rear sun room and W.C. On the first floor; landing, three bedrooms, bedrooms one and two with fitted wardrobes to one wall, bedroom two providing access via staircase to the two loft rooms, white fitted modern bathroom suite. Outside; gardens to three sides, driveway. Viewing highly recommended.

Ground Floor

Entrance Hallway

With entrance door, side facing window, stairs to the first floor.

Lounge/Dining Room 5.76m x 4.25m (18' 11" x 13' 11")

With a fire surround and gas fire, central heating radiator, front facing window, rear French doors to the conservatory.

Conservatory 3.10m x 3.04m (10' 2" x 10' 0")

With a tiled floor, door to the rear garden.

Dining Kitchen 4.12m x 3.98m (13' 6" x 13' 1")

With a good range of fitted wall and base units, worksurfaces, electric hob, oven and extractor, enclosed gas fired central heating boiler, plumbing for a dishwasher, side facing window, central heating radiator, sliding patio doors to the sun/garden room.

Sun/Garden Room 3.18m x 1.52m (10' 5" x 5' 0")

With door to the rear garden.

W.C

With a low flush w.c, wash hand basin.

First Floor

Landing

With a side facing window.

Bedroom One 3.67m x 3.01m (12' 0" x 9' 11")

With fitted wardrobes to one wall, central heating radiator, front facing window.

Bedroom Two 3.80m x 2.78m (12' 6" x 9' 1")

With fitted wardrobes to one wall, central heating radiator, rear facing window, door with access to the stairs that lead to the loft rooms.

Bedroom Three 3.01m x 1.84m (9' 11" x 6' 0")

With a front facing window, storage, central heating radiator.

Bathroom

Fitted in a modern white suite with panelled bath and mains shower above, wash hand basin set in a vanity unit, low flush w.c, heated towel rail, side and rear facing window, tiling.

Attic

Loft Room 4.37m x 1.96m (14' 4" x 6' 5")

Accessed from the stairs with door to the second loft room.

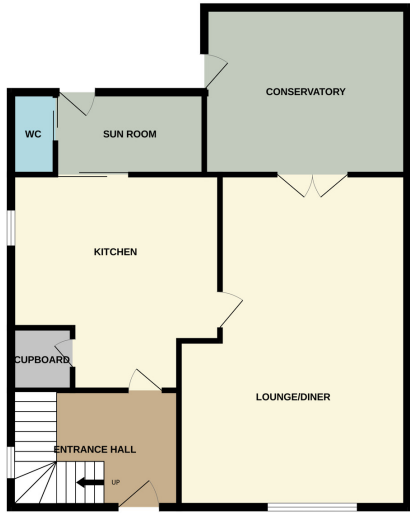
Loft Room 2.34m x 1.86m (7' 8" x 6' 1")

With a side facing window.





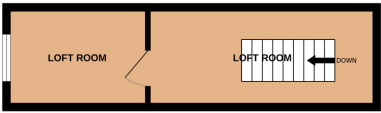
GROUND FLOOR



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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