



**Plot 55 The Juniper, The Pavilion, Carlton in Lindrick,
Worksop
Nottinghamshire S81 9QR
£330,000**

PLOT 55 - PART EXCHANGE OPTION CONSIDERED

Incentives available - £4,500. Up to £1,000 cashback to use our recommended Solicitor.

This plot has been
upgraded with
£13,000 worth of
upgrades including
flooring and blinds

The Juniper is a stunning example of an executive quality four bedroom detached; bespoke property built by Danum Homes.

Burrells Estate Agency are delighted to introduce this new and exciting development 'The Pavilion' which consists of 68 properties being built with a luxury modern living comprising of 2-, 3- and 4-bedroom homes.

This new vibrant community has a sought-after village location with stunning countryside walks on your doorstep and is close to local amenities, transport links, surrounding villages and Worksop Town.

In brief this incredible accommodation comprises; entrance hall, generous size lounge, downstairs wc, exclusive designer open plan kitchen with integrated appliances and utility room to the ground floor. To the first floor are four generous size bedrooms, en suite to the master bedroom and a high specification bathroom suite. Boasting both front and rear gardens, integral garage as well as off road parking to the front of this property. This superb home is ideal for a growing family!

locating your ideal home





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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