



**14 Oakham Drive, Worksop  
Nottinghamshire S81 9RE**

**Offers over £270,000**

For sale is this spacious, five bedroom detached family home located in the desirable village of Carlton-in-Lindrick, stunning countryside walks on your doorstep and is close to local amenities, transport links, surrounding villages. In brief the property comprises; a welcoming entrance hall, a well proportioned lounge, downstairs WC, bedroom four, kitchen, dining room and conservatory to the ground floor. To the first floor are four bedrooms, en suite to the master bedroom and a three piece bathroom suite. Outside is a driveway and a low maintenance garden with artificial and decking area. Only by viewing will you appreciate the size and accommodation on offer.

- Detached
- Three Reception Rooms
- Five Generous Size Bedrooms
- Generous Size Conservatory With A Solid Roof
- Oak Internal Doors Fitted
- Low Maintenance Garden

locating your ideal home



### Entrance Hall

With a front facing entrance door, central heating radiator, storage cupboard, Oak flooring and stairs leading to the first floor accommodation.

### Lounge

10'7" x 14'2" bay (3.23m x 4.32m bay)

Front facing double glazed bay window, coving to the ceiling, power points, TV point and a central heating radiator. The main focal point of the room is a gas fire with marble hearth and surround.

### Bedroom Four

7'6" x 15'8" (2.29m x 4.78m)

With a front facing double glazed window, power points, central heating radiator. This room has been converted from the garage.

### Cloakroom

Comprising a WC, wash hand basin, central heating radiator and a side facing double glazed obscure window.

### Kitchen

13'6" x 10'11 (4.11m x 3.33m)

With a range of wall and base units along with worksurfaces comprising of stainless steel sink and drainer, splashback tiling, integrated oven, gas hob, extractor fan and dishwasher, space for fridge freezer and washer, oak wood flooring, storage cupboard, rear facing double glazed window and side facing entrance door.

### Dining Room

With power points and access into the conservatory and Oak wood flooring.

### Conservatory

With double glazed French doors opening to the rear garden and Oak wood flooring.

### First Floor-Landing

With a side facing double glazed window, loft access and storage cupboard.

### Bedroom One

14'4" max x 10'7" (4.37m max x 3.23m)

With a front facing double glazed window, power points, central heating radiator, fitted wardrobes to one side of the wall.

### En Suite

A three piece suite comprising of a shower cubicle, wash hand basin, low flush w/c, central heating radiator and a front facing double glazed window.

### Bedroom Two

12'9" x 8'9" (3.91m x 2.67m)

With a rear facing double glazed window, power points, central heating radiator.

### Bedroom Three

7'10" plus door recess x 10'7" (2.39m plus door recess x 3.23m)

With a front facing double glazed window, power points, central heating radiator.

### Bedroom Five

7'10" x 7'6" (2.39m x 2.31m)

With a rear facing double glazed window, power points and a central heating radiator.

### Family Bathroom

Fitted with a three piece suite comprising of WC, wash hand basin, bath with shower over, part tiled walls, central heating radiator, rear facing double glazed obscure window.

### External

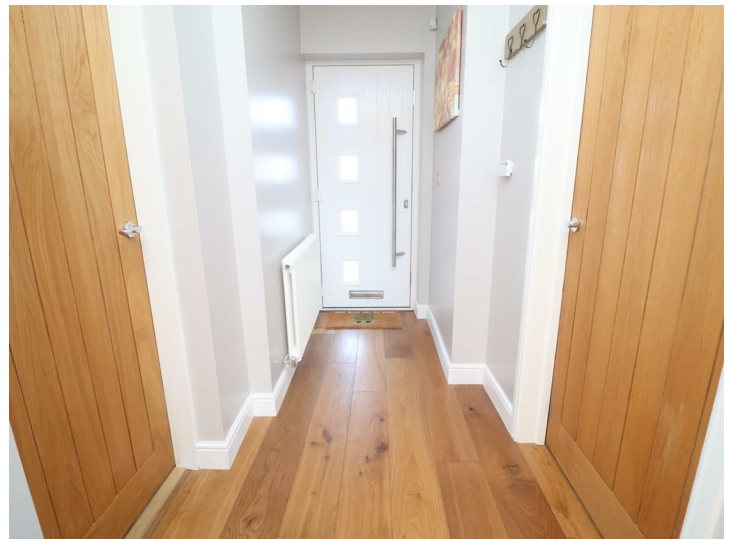
To the front of the property is a paved driveway providing parking for multiple cars.

To the rear of the property is low maintenance garden with AstroTurf, decked area and a storage shed.



Tel: 01909 475111







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

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