



## **Plot 61 The Poplar , Costhorpe, Carlton-In-Lindrick Nottinghamshire S81 9QR**

**£275,000**

PLOT 61 THE POPLAR

INCENTIVES AVAILABLE -Solar panels fitted and £7000 to spend on upgrades or cash back. £1000 towards solicitors if use recommended solicitors.

The Poplar is a stunning example of an executive quality three-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.

locating your ideal home



# The Poplar

Worthington, Carlton in Lindrick



Ground Floor



First Floor



■ Indicated colour of The Poplar house type on site plan

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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<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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