



## **Plot 68 The Beech , Carlton-In-Lindrick S81 9QR**

**£260,000**

PLOT 68 THE BEECH

THIS PROPERTY HAS £6000 WORTH OF UPGRADES FITTED AND SOLAR PANELS INCLUDED.

MOVE IN FOR CHRISTMAS AND RECEIVE AN EXTRA £2000 CASHBACK/DEPOSIT CONTRIBUTION ADDITIONALLY TO THE CURRENT INCREDIBLE INCENTIVES IF RESERVED BEFORE THE 11TH OCTOBER 2024 (t's & c's apply)

The Beech is a stunning example of an executive quality three-bedroom semi- 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 open plan lounge/kitchen with exclusive designer integrated appliances, three bedrooms master has ensuite, high specification bathroom suite. Boasting both front and rear gardens as well as off road parking.

COME AND RESERVE YOUR PLOT TODAY!

locating your ideal home



# The Beech

Worthington, Carlton in Lindrick



## Ground Floor



Indicated colour of The Beech 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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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