



## 5 Leicester Crescent, Worksop S81 7SW

### Offers over £270,000

For sale is this well presented, four bedroom detached family home and is nestled away down a private lane with only THREE other properties. This ideal home is located in a sought after area of Worksop and is within walking distance to Outwood Academy, along with further schooling, supermarkets, coffee shops, Hairdressers and other amenities. In brief the property welcomes you by an entrance hall, separate dining room, office/ study room, a well proportioned lounge with French doors opening onto the garden, downstairs WC and a kitchen/diner to the ground floor. To the first floor are four good size bedrooms, en-suite to the master bedroom and a three piece family bathroom suite. Outside offers a double driveway to the side of the property, access to the detached garage and a rear south facing garden! This property benefits from double glazing, new central heating system and SOLAR PANELS FITTED! Only by viewing will you appreciate the size and accommodation we have on offer!

- Detached
- Downstairs WC
- Selling With NO UPWARD CHAIN
- Four Bedrooms
- Study/Office Room
- Solar Panels Fitted To The Property
- Detached Garage
- Positioned Down A Private Lane
- New Central Heating

locating your ideal home



### Entrance Hall

With a front facing Upvc entrance door, gas central heating radiator, stairs leading to the first floor accomodation with understairs storage.

### Office/Study Room

10'11 x 6'08 (3.33m x 2.03m)

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

### Lounge

10'11 x 15'00 (3.33m x 4.57m)

A well proportioned living room with double glazed French doors opening onto the garden, TV point, power points, gas central heating radiator and electric fire with surround and hearth.

### Kitchen/Diner

13'01 x 10'07 (3.99m x 3.23m)

With a range of wall and base units and wine rack, work surfaces incorporating a stainless steel sink and drainer, integrated four ring gas hob, electric oven, with stainless steel cooker hood above, splash back tiles, plumbing for a washing machine, breakfast bar, tiled flooring and a gas central heating radiator. A rear facing double glazed window and a side facing Upvc door opening onto the garden.

### Cloakroom

Comprising of a low flush w/c, wash hand basin, gas central heating radiator and a rear facing double glazed window.

### Dining Room

9'10 x 9'07 (3.00m x 2.92m)

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

### First Floor-Landing

With loft access and built in storage cupboard.

### Bedroom One

11'01 x 10'09 (3.38m x 3.28m)

With a front facing double glazed window, power points, built in wardrobes to one side of the wall, gas central heating radiator. Access into the en-suite.

### En-Suite

A three piece suite comprising of a shower enclosure, pedestal sink, low flush w/c, gas central heating radiator.

### Bedroom Two

13'10" m x 10'5 (4.22m m x 3.18m)

With a front facing double glazed window, power points, TV point and a gas central heating radiator.

### Bedroom Three

9'00 x 8'08 (2.74m x 2.64m)

With a rear facing double glazed window, power points, built in wardrobe to one side of the wall, gas central heating radiator.

### Bedroom Four

8'11" m x 8'9" (2.74 m x 2.69)

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

### Family Bathroom

A three piece suite comprising of a panelled bath with shower over, pedestal sink, low flush w/c, gas central heating radiator and a rear facing double glazed window.

### External

To the frpnt of the property is a shared lawn area with mature bushes giving that extra privacy from the main highway, a double driveway to the side with access to the detached garage and access to the rear south facing garden, which offers a mainly laid to lawn garden with fencing surround.

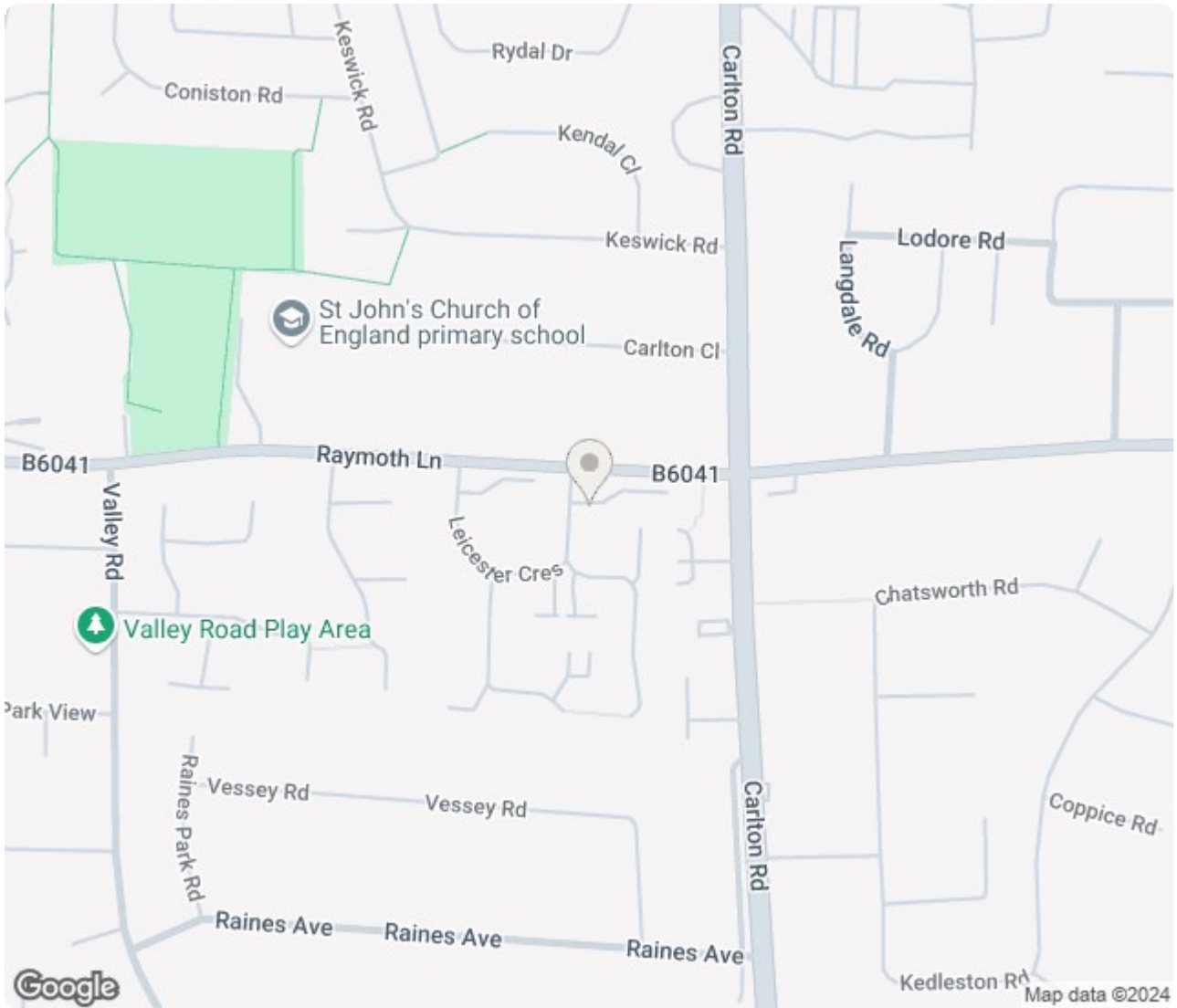
### Garage

A detached garage with up and over door, power and light.









| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (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 energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  |                         | 77      | 78        |
|   | 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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