



## Plot 76 The Hawthorne , Carlton in Lindrick, Worksop Nottinghamshire S81 9QR

**£220,000**

PLOT 76 THE HAWTHORNE

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)

INCENTIVES AVAILABLE: Solar Panels & £5500 as cashback or spend on upgrades, grade 1 carpets to lounge, stairs, landing & 3 bedrooms and grade 1 blinds. Up to £1000 towards solicitors if use recommended solicitors.

The Hawthorne 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 lounge, downstairs wc, exclusive designer kitchen with integrated appliances to the ground floor. To the first floor three generous size bedrooms, en suite to the master bedroom and a high specification bathroom suite. Boasting both front and rear gardens with fencing surround as well as off road parking to the front of this property. This superb home is ideal for a growing family or young professionals alike.

INCENTIVES AVAILABLE ON THIS PLOT - CALL US NOW TO FIND OUT MORE

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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>	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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