



## **PLOT 78 The Rowan, Worksop Nottinghamshire S81 9QR**

**Asking price £375,000**

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.

Plot 78 is now 'The Rowan' – a brand new house type for this development in Costhorpe, Carlton in Lindrick. This stunning 4 bedroom property has a detached garage. This property has dual aspect lounge and kitchen with bi-fold off each room leading onto the rear garden. The property is around 1700sqft. Beautifully located on a cul de sac overlooking woodland.

**INCENTIVES:**

- solar panels
- flooring package
- tech pack
- £1000 towards solicitors fees

locating your ideal home





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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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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