



**27 Long Lane, Carlton-In-Lindrick
S81 9AW**

Guide price £185,000

GUIDE PRICE: £185,000 - £195,000.

Burrells are delighted to bring to market this three bedroom semi detached property in the village of Carlton In Lindrick, Worksop.

This property is a timber construction built in 1952, it is a mortgageable property. The roof has been replaced just over ten years ago. In brief the property consists of; entrance hall giving access to the dining room, lounge, kitchen and stairs to the first floor. Upstairs are three bedrooms and a family bathroom, outside is a large rear garden and two garages, driveway that can park multiple vehicles.

Viewing this property is advisable so you can appreciate the size and composition of what this property has to offer.

- Semi Detached House
- Three Bedrooms
- Two Detached Garages
- Downstairs W/C
- Village Location
- Large Rear Garden
- Viewings Essential

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Ground Floor

Front Entrance

Access to the dining room, lounge, kitchen and stairs to the first floor.

Lounge

Upvc bay window to the front elevation, gas central heating radiator.

Kitchen

Upvc window to the front elevation, matching wall and base units, marble effect laminate worktop, stainless sink and drainer, space for cooker, dishwasher, vinyl flooring.

Downstairs W/C

Low flush w/c, vinyl flooring.

Utility Room

Upvc window to the rear elevation, plumbing for washing machine, space for fridge freezer, dryer.

Dining Room

Upvc french doors onto the rear elevation, gas central heating radiator.

First Floor

Master Bedroom

Upvc window to the rear elevation, gas central heating radiator

Bedroom Two

Upvc window to the rear elevation, two alcove spaces with shelving and hanging space it previously had wardrobe doors, these have been taken off you ease of use, gas central heating radiator.

Bedroom Three

Upvc window to the front elevation, another alcove with shelving and hanging space it previously had wardrobe doors, these have been taken off you ease of use, gas central heating radiator.

Family Bathroom

Three piece bathroom suite which consists of kidney shaped bath, with power shower over bath, glass shower screen, pedestal sink and low flush w/c, vinyl flooring.

Outside

Rear Garden

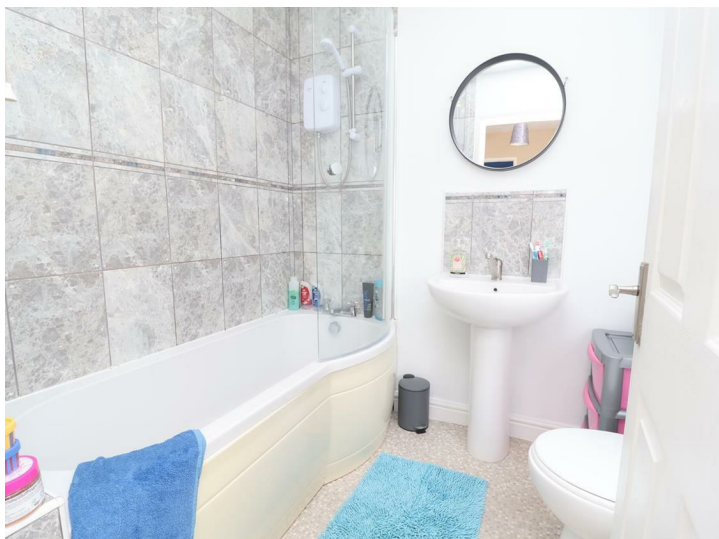
Expensive rear garden which has a decorative gravel area with a patio in the centre, leading to the garden area which is mainly laid to lawn with mature plants and flowers, two garages.

Front Elevation

Gated front which leads onto a driveway which has space for multiple cars, lawned area with privacy hedges path leading to the front and side door.



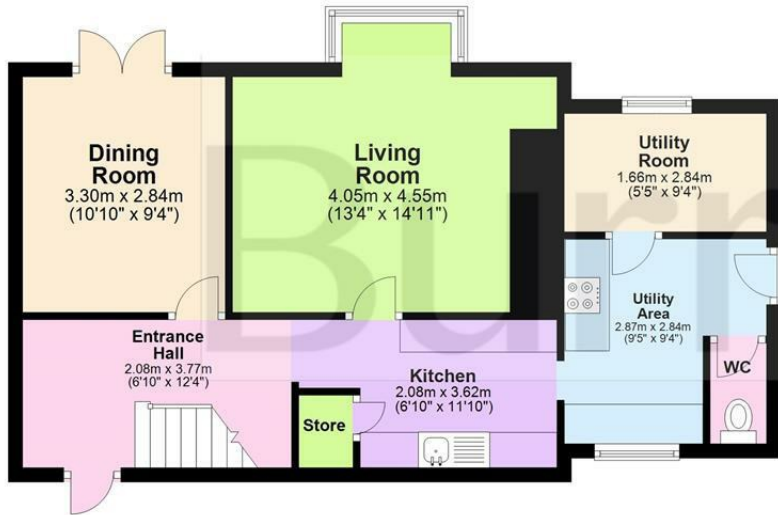
Tel: 01909 475111



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Ground Floor

Approx. 53.9 sq. metres (580.4 sq. feet)




First Floor

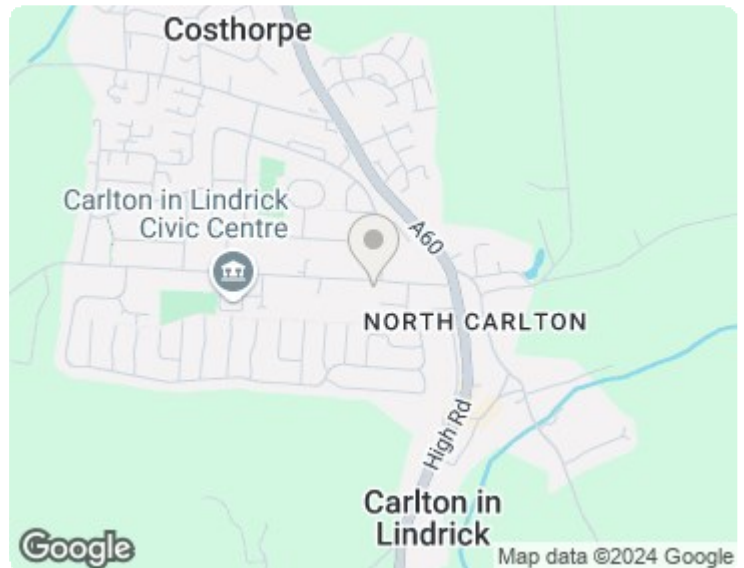
Approx. 41.0 sq. metres (441.4 sq. feet)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		66
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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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