



## 12 Manton Villas, Worksop S80 2QN

**Guide price £270,000**

\*\* GUIDE PRICE £270,000 - £280,000\*\*

Charming 3-Bedroom Traditional Semi-Detached Home with Large Gardens, Stables & Woodland Views

Set in a peaceful location, this spacious 3-bedroom semi-detached home offers a rare opportunity to enjoy traditional character, generous outdoor space, and a touch of countryside living – all within easy reach of local amenities.

Boasting a large front & rear gardens with electric gates and ample off-road parking, this delightful property welcomes you into a warm and inviting interior full of original features, including cosy log burner and charming period details throughout.

The property is ideal for animal lovers or those seeking a rural lifestyle, with stables and dog kennels on-site, and direct access to beautiful woodland at the rear – perfect for peaceful walks.

A must view to appreciate the quality of the finishings throughout.

This truly unique property blends rustic charm with practical features and outdoor space rarely found in similar homes.

- Spacious 3-bedroom Traditional Semi-Detached Home
- Character features throughout, including exposed beams, log burner, cast iron radiators
- Larger than average front and rear gardens with mature fruit trees
- Electric gated entrance and generous off-road parking
- Range Cooker
- Backing onto Woodland
- Quiet Cu De Sac Location
- Spacious Rooms
- Stables and Dog Kennels
- Indian Stone Patio Seating Area

locating your ideal home



## Ground Floor

### Entrance Hallway

The hallway features a beautiful original curved door with a stained glass window, solid wood flooring, and restored cast iron radiators. It leads into the lounge and up to the first-floor staircase.

### Lounge

A spacious yet cosy room with an original radiator, wooden beam in the ceiling, and solid wood flooring. The room also features original doors and a log burner, creating a warm and inviting atmosphere

### Kitchen

A charming farmhouse-style kitchen with wooden shaker cabinets, a stunning wooden beam over the range oven, and stone flooring. The black granite worktops and original Belfast sink add character, while the spacious layout offers ample storage. Patio doors lead out to the garden, filling the room with natural light.

### First Floor

The bright, airy landing features traditional checked carpet and beautiful original woodwork, including a charming heart-shaped cutout. It offers a welcoming transition between rooms, maintaining the home's classic character.

### Master Bedroom

A larger-than-average master bedroom with a charming chimney breast. Large windows overlook the front garden, flooding the room with natural light.

### Second Bedroom

A comfortable second bedroom with views of the rear garden. It's a quiet, bright space.

### Third Bedroom

A bright and airy third bedroom, offering a simple and pleasant space with plenty of natural light. Ideal for a variety of uses.

### Family Bathroom

The family bathroom features a cast iron radiator, a bath with an overhead shower, and a sink set on a vanity unit with built-in storage and low flush toilet. The wooden flooring and neutral half-tiled walls add warmth, obscure window provide both privacy and natural light.

## External

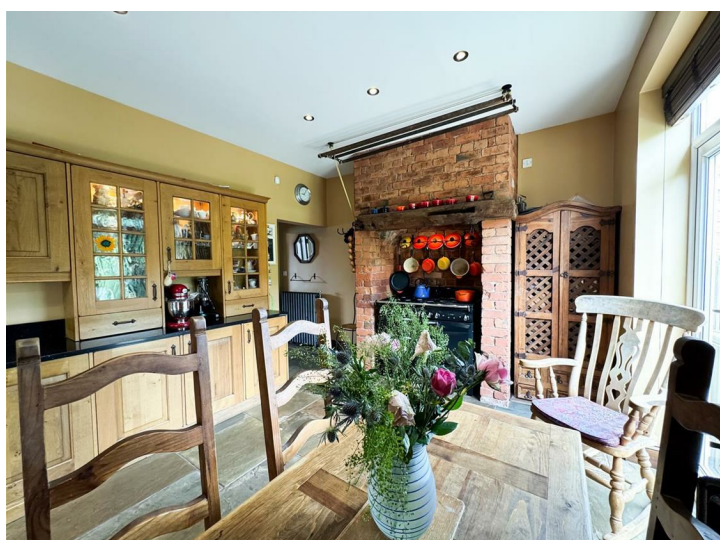
### Front and Rear Gardens

Both gardens are larger than average and back onto woodland, offering plenty of privacy and tranquillity. The front garden is enclosed with electric wooden gates, mature trees, and shrubs. The driveway has space for several cars, vans, or caravans/motorhomes. The rear garden features a lawned area, an Indian stone patio, stables, dog kennels, and several mature fruit trees and hedges, creating a peaceful outdoor retreat. A truly beautiful place!



Tel: 01909 475111







## Ground Floor


Approx. 53.9 sq. metres (580.1 sq. feet)



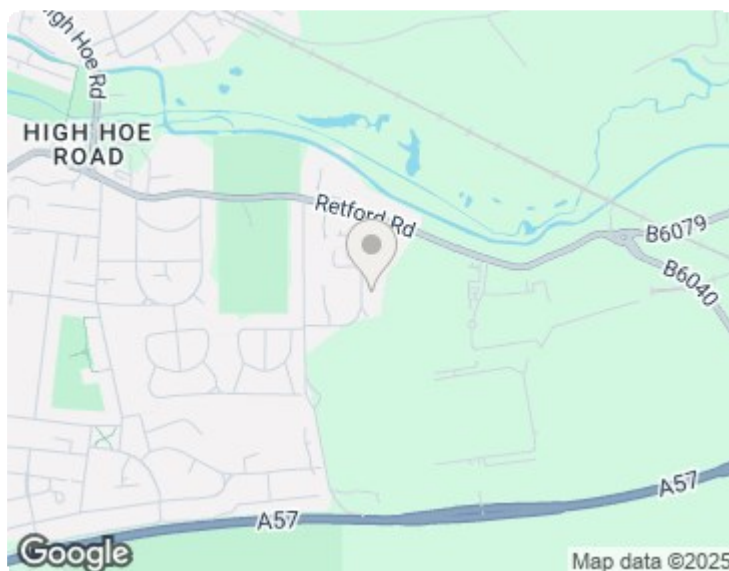
## First Floor

Approx. 57.0 sq. metres (613.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	80
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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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