



**16 Doncaster Road, Costhorpe, Worksop
S81 9QX**

Offers in the region of £170,000

This traditional three-bedroom semi-detached home is set within the well-regarded area of Costhorpe, enjoying beautiful open views across the countryside to the front. Offered for sale with no onward chain, the property presents an excellent opportunity for those wishing to modernise and create a lovely family home in a popular and convenient location.

This property forms part of a deceased estate and is therefore offered for sale as seen, with no onward chain. Prospective purchasers are advised that the roof requires attention and that the property would benefit from a full programme of modernisation. All viewings are to be arranged through the selling agent, and we kindly ask that any visits are made with understanding and sensitivity.

- Three Bedroom Semi-Detached Home
- Kitchen Leading Off The Dining Room
- No Onward Chain
- Unspoilt Countryside Views To The Front
- Three Bedrooms And Family Bathroom To The First Floor
- In Need Of Modernisation – Ideal For Buyers Seeking A Project
- Two Reception Rooms – Lounge And Separate Dining Room
- Shared Driveway Providing Off-Road Parking

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Ground Floor

Entrance Hall

A welcoming entrance space providing access to the lounge and staircase rising to the first floor.

Kitchen

Accessed from the dining room, the kitchen offers a range of wall and base units with work surfaces, a built-in oven and hob, and space for appliances. A side window provides natural light and views towards the garden.

Dining Room

Positioned to the rear of the property, the dining room enjoys French doors opening out to the rear garden, providing plenty of natural light. Ideal for family meals or entertaining guests, and benefitting from a traditional feel with coved ceiling detail.

Lounge

A good-sized reception room with a feature fire surround and gas fire, providing a focal point for the room. A front-facing bay window offers lovely views across open countryside, while the generous space makes this an inviting area for family relaxation.

First Floor

Bedroom One

A spacious double bedroom located at the front of the property, featuring open countryside views.

Bedroom Two

A further good-sized double bedroom overlooking the rear garden, featuring a useful fitted cupboard providing storage space.

Bedroom Three

A single room that could also serve as a home office, nursery, or dressing room with front facing window.

Family Bathroom

Fitted with a three-piece suite comprising a bath, wash hand basin, and WC, with tiled walls and a rear-facing window.

Outside

Front Elevation

To the front, the property enjoys a shared driveway providing off-road parking and access to the side of the house. The front garden is mainly laid to lawn with mature shrubs, all set against the backdrop of lovely rural views.

Rear Elevation

To the rear, there is a private garden area offering a paved seating space, established planting, and room for further landscaping or improvements.



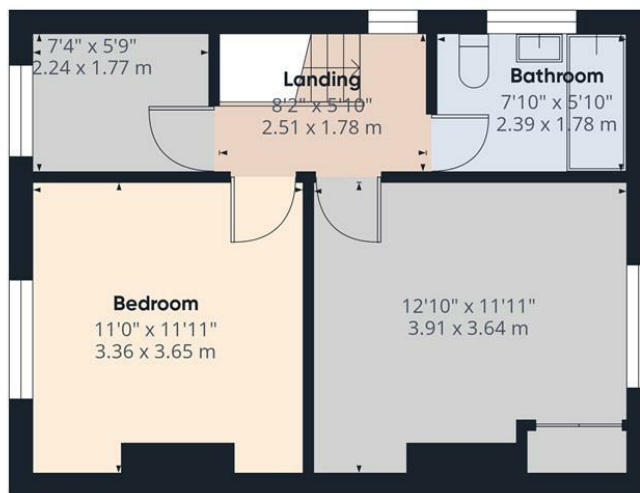
Tel: 01909 475111



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Floor 0



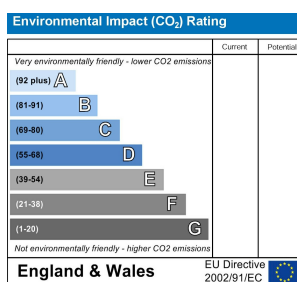
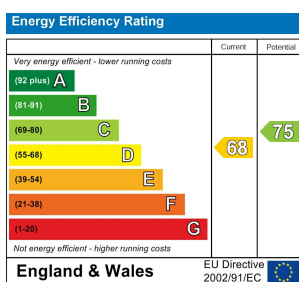
Floor 1

Approximate total area^m
833 ft²
77.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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