



51 ROTHERHAM BAULK CARLTON IN LINDRICK

A good sized three bedroom semi detached house with ample off road parking, good sized rear garden and a large lounge dining room overlooking the rear garden. Modern kitchen, study area and the property does provide scope for additional extension (subject to usual planning consents).

OFFERS OVER £190,000

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BROWN & CO

Property and Business Consultants

51 ROTHERHAM BAULK, CARLTON IN LINDRICK, WORKSOP, S81 9LF

LOCATION

Carlton in Lindrick is a favoured village to the providing good local amenities including co-operative convenience store within comfortable walking distance. Worksop town centre is nearby providing more comprehensive shopping, leisure and recreational facilities as well as a mainline railway station. The A1 and A57 are also within comfortable driving distance. There are countryside walks available close by including Clumber Park.

DIRECTIONS

what3words///teams.dilute.apart

ACCOMMODATION

Part glazed UPVC door to

ENTRANCE HALL wood effect laminate flooring, stairs to first floor landing, built in cloaks cupboard with front aspect window.

LOUNGE 15'6" x 10'6" (4.75m x 3.23m) rear aspect double glazed oriel bay window. Double glazed French doors leading into the garden. Feature polished wood fire surround with coal effect gas fire set on a raised marble effect hearth, fitted back boiler, programmer and timer to the side. Dado rail, TV point, corning, ceiling rose. Square arch to

DINING ROOM 10'6" x 9'9" (3.23m x 3.03m) rear aspect oriel bay window, laminate flooring, dado rail, corning and ceiling rose.

STUDY 11'8" x 6'3" (3.58m x 1.92m) front aspect double glazed window. Built in cloaks cupboard, wood effect laminate flooring, TV and telephone points, part wood panelled walls, dado rail.

KITCHEN 14'4" x 10'3" (4.39m x 3.14m) dual aspect double glazed windows to front and rear. A good range of cream coloured base and wall mounted cupboard and drawer units, electric oven, four ring gas hob with extractor, space and plumbing for dishwasher and washing machine, space for two further appliances, single stainless steel sink drainer unit with mixer tap, part tiled walls, tiled flooring, ample working surfaces, half glazed door to

REAR LOBBY with half glazed door to garden.

CLOAKROOM side aspect double glazed window, white low level wc. Tiled flooring.

FIRST FLOOR

LANDING with front aspect double glazed window. Access to roof void.

BEDROOM ONE 14'0" x 9'10" (4.28m x 3.04m) rear aspect double glazed window with views to the garden, TV aerial lead, walk in cupboard with front aspect window (ideal for walk in wardrobe).

BEDROOM TWO 10'6" x 9'9" (3.24m x 3.01m) rear aspect double glazed window with views to the garden.

BEDROOM THREE 10'6" x 6'5" (3.24m x 1.98m) rear aspect double glazed window with views to the garden.

REFITTED BATHROOM with obscure front aspect double glazed window. Three piece white suite comprising P-shaped panel enclosed bath with electric shower over, glazed shower screen, vanity unit with inset sink, low level wc with concealed cistern. Fitted cupboard/medicine cabinet with mirror above. Built in airing cupboard with factory lagged hot water cylinder and fitted immersion. Aqua board style walling. UPVC clad ceiling, downlights, ceramic tiled flooring.

OUTSIDE

The front is walled and fenced to all sides with some established shrubs and an area of lawn. Ample parking, pedestrian access to the rear garden which is a very good size and fenced and hedged to all sides. Large lawn area with established shrub, flower beds and borders. Additional decked patio area with external lighting and water supply. Pebbled area with two timber sheds, side paved patio area.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. **Council Tax:** We are advised by Bassetlaw District Council that this property is in Band A. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

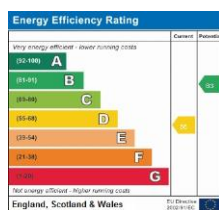
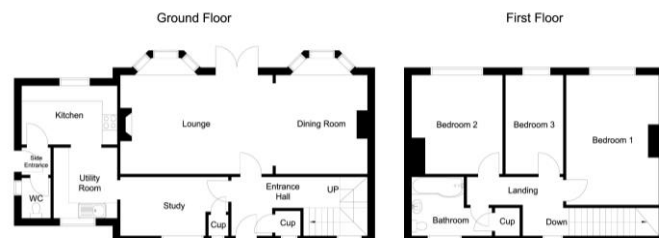
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in November 2023.



IMPORTANT NOTICES

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