

FOR SALE



Chesterton Drive, Kilton, Worksop

3 Bedrooms, 1 Bathroom, Semi-Detached House

£145,000



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- Superb Location
- Modern Kitchen Diner
- Luxury Bathroom Suite
- Front & Rear Gardens
- Rear Vehicle Access To Off Road Parking



SUMMARY Only by viewing this beautifully presented three bedroom semi detached family home can the standard of interiors be appreciated. Situated in a much sought after location of Kilton in Worksop, close to local schools, shops and supermarket. The property benefits from being renovated throughout including a quality kitchen diner and bathroom. In brief the property comprises of a welcoming entrance hallway, well proportioned lounge and a modern kitchen diner with patio doors leading into the rear garden. On the first floor are three bedrooms and a luxury three piece bathroom suite. Outside are front and rear gardens, rear vehicle access to off road parking for three vehicles. Early viewing is highly recommended.

ENTRANCE HALLWAY Having a front facing composite entrance giving access to the welcoming entrance hallway, side facing UPVC double glazed window, central heating radiator, power points and a staircase which in turn leads to the first floor landing.

LOUNGE 13' 2" x 12' 6" (4.028m x 3.819m) An attractive lounge, front facing UPVC double glazed window, central heating radiator, power points, TV point and the focal point of this room is a wood featured fire surround, marble hearth and inset with an electric coal effect fire.

KITCHEN DINER 18' 11" x 9' 11" (5.776m x 3.032m) A modern kitchen diner. The kitchen has a range of wall and base units with complementary work surfaces incorporating a sink unit with mixer tap, fitted electric oven four ring ceramic hob with an electric extractor fan set above, space for a free standing washing machine which is set behind matching cupboard fronts, space for a free standing fridge freezer, partly tiled to the walls, LED kick board lighting, down lighting to the ceiling, pantry, rear facing UPVC double glazed window, side facing entrance door leading to a side entrance porch



with front and rear doors, laminated wood flooring continuing through into the dining area. The dining room has rear facing UPVC double glazed patio doors leading out into the rear garden, central heating radiator and power points.

FIRST FLOOR LANDING Having a side facing UPVC double glazed window, storage cupboard housing the wall mounted combination central heating boiler, access hatch to the loft space and doors giving access to three bedrooms and the family bathroom.

BEDROOM ONE 12' 10" x 12' 10" (3.932m x 3.914m) A spacious bedroom, front facing UPVC double glazed window, central heating radiator, power points and TV point.

BEDROOM TWO 12' 9" x 9' 2" (3.889m x 2.812m) A second double bedroom, currently being used as a dressing room, rear facing UPVC double glazed window and power points.

BEDROOM THREE 8' 10" x 8' 6" (2.712m x 2.592m) A good sized third bedroom, front facing UPVC double glazed window, central heating radiator, power points and an over stair storage cupboard.

FAMILY BATHROOM 7' 7" x 6' 6" (2.317m x 1.9907m) A luxury bathroom suite in white comprising of an L shaped bath with a shower mixer tap and glass shower screen, vanity hand wash basin and low flush WC, partly tiled to the walls, laminated wood flooring, chrome central heating radiator, electric extractor fan, rear and side facing obscure UPVC double glazed windows.

OUTSIDE To the front of the property is a good sized garden, outside lighting, mainly laid to lawn and steps leading to the front door and side entrance porch door. To the rear of the property is an enclosed garden, mainly laid to lawn with well stocked borders, paved patio seating area, two brick built out buildings, outside lighting, outside water tap and wrought iron gates offering rear vehicle access to parking for three



vehicles.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		



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