



## 37 MIDDLE MEADOW WORKSOP, S81 8PX

£220,000  
FREEHOLD

For sale with no upper chain is this beautifully presented spacious four bedroom three storey town house. Situated in the popular village of Shireoaks near Worksop within walking distance of local schools, shops, amenities and beautiful country side walks. In brief the property comprises of an entrance hallway, a generous sized kitchen diner, fourth bedroom/study, downstairs WC and a staircase that rises to the first and second floors. The first floor sees an attractive living room and a second double bedroom. The second floor sees two further double bedrooms, master with an en-suite shower room and a family bathroom suite. Outside is an attractive enclosed garden, separate garage and parking.

Early viewing is highly recommended.

Kendra  
Jacob

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# 37 MIDDLE MEADOW

- BEAUTIFULLY PRESENTED FOUR BEDROOM THREE STOREY TOWN HOUSE
- POPULAR VILLAGE LOCATION OF SHIREOAKS
- SPACIOUS FAMILY HOME
- KITCHEN DINER
- DOWNSTAIRS WC
- LIVING ROOM WITH TWO JULIET BALCONIES
- MASTER WITH EN-SUITE
- FAMILY BATHROOM
- ENCLOSED GARDEN/GARAGE AND DRIVEWAY
- CLOSE TO LOCAL SCHOOLS, AMENITIES. & COUNTRYSIDE WALKS



## LOCATION

The property lies in the village of Shireoaks, located near the Nottinghamshire market town of Worksop. The Chesterfield Canal and River Ryton both run through the village and offer excellent countryside walks along with Shireoaks Marina and The Woodlands nature walk. There is a railway station within the village with rail services to Sheffield, Lincoln and Cleethorpes. Current facilities within Shireoaks include St Luke's C of E primary school, cafe, football ground and post office. Shireoaks Hall is a Grade II\* listed 17th-century country house and stands toward the west of this popular village. Worksop is a short journey away where secondary schooling and shopping opportunities are widely available.

## ENTRANCE HALLWAY

Having a front facing composite entrance door leading into the welcoming entrance hallway, staircase leading to the first and second floors, laminated wood flooring, coving to the ceiling doors giving access to the fourth bedroom/study downstairs WC and kitchen diner.

## BEDROOM FOUR/STUDY

Currently being used as a study, front facing UPVC double glazed window, coving to the ceiling, central heating radiator, power points and an understair storage cupboard.

## DOWNSTAIRS WC

Comprising in white of a low flush WC, pedestal hand wash basin with tile splashback, dado rail to the walls, central heating radiator, tiled flooring, electric extractor fan and downlighting to the ceiling.

## KITCHEN DINER

A spacious kitchen diner having an extensive range of wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, freestanding range style cooker with an electric extractor fan set above, plumbing for the freestanding washing machine, integrated fridge freezer and dishwasher, partly tiled to the walls, tiled flooring, central heating radiator, downlighting to the ceiling, power points, rear facing UPVC double glazed window and composite entrance door.

## FIRST FLOOR LANDING

Cylinder cupboard, spindle staircase leading to the second floor landing and doors given access to a bedroom and living room.

## LIVING ROOM

A generous sized living room, two rear facing UPVC double glazed Juliet French doors, coving to the ceiling, two central heating radiators, power points, TV points and the focal point of this room is a wood featured fire surround, marble half and insert with a effect electric fire.

## BEDROOM TWO

Currently being used as a playroom, two front facing UPVC double glazed windows, two central heating radiators, power points and TV point.

## SECOND FLOOR LANDING

Having doors given access to two bedrooms and the family bathroom suite.

### BEDROOM THREE

A second double bedroom, two front facing UPVC double glazed windows, two central heating radiators, fitted double wardrobes to one wall and power points.

### MASTER BEDROOM

An attractive bedroom, two rear facing UPVC double glazed windows, two central heating radiators, fitted double wardrobes to one wall, power points, TV point and a door given access into the ensuite shower room.

### EN-SUITE SHOWER ROOM

A three-piece suite in white comprising of a shower unit with a main run shower, pedestal hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, central heating radiator, electric extractor fan and downlighting to the ceiling.

### FAMILY BATHROOM

A three piece suite in white comprising of a panel bath with a mains run shower and glass shower screen, pedestal hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, central heating radiator, electric extractor fan and down lighting to the ceiling .

### OUTSIDE

To the front of the property is an open plan garden and gate access to the rear of the property. To the rear of the property is a landscaped garden, paved patio seating area, lawn with well stocked borders, outside lighting and outside water tap .

The property has a garage and driveway which is adjacent to the property. The garage has an up and over.

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## ADDITIONAL INFORMATION

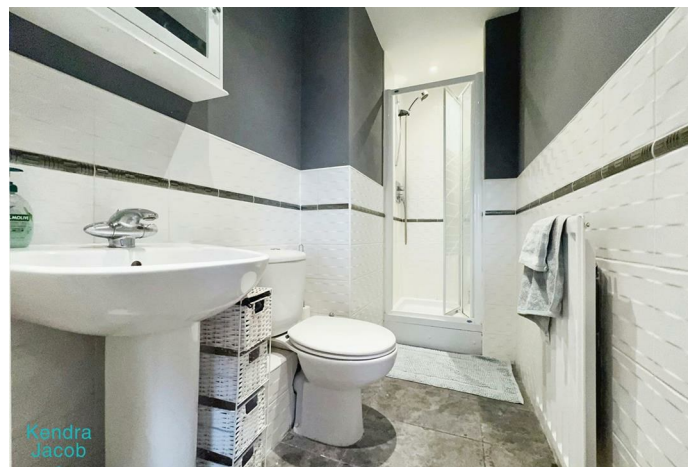
**Local Authority** – Bassetlaw

**Council Tax** – Band B

**Viewings** – By Appointment Only

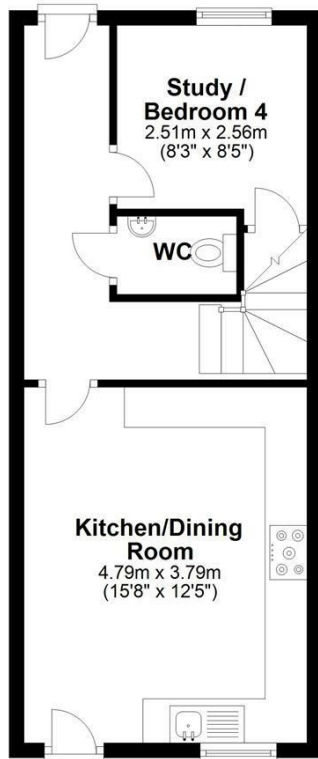
**Floor Area** – 1197.00 sq ft

**Tenure** – Freehold



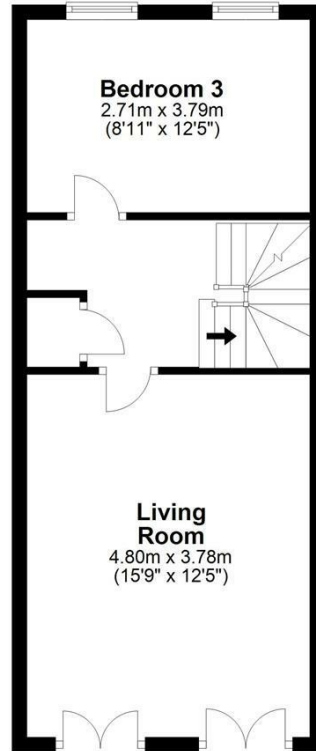
### Ground Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



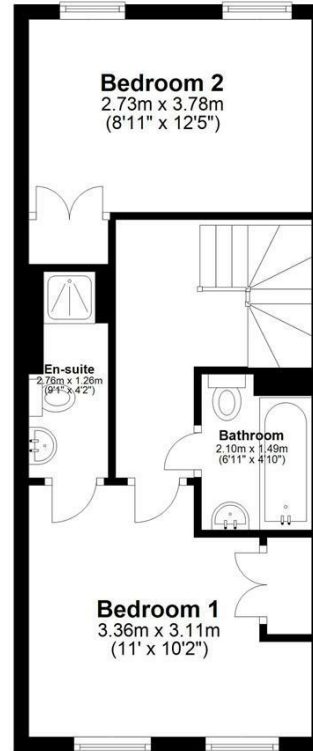
### First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



### Second Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 111.2 sq. metres (1197.0 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>73</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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