



2 LITTONDALE WORKSOP, S81 0XU

£260,000
FREEHOLD

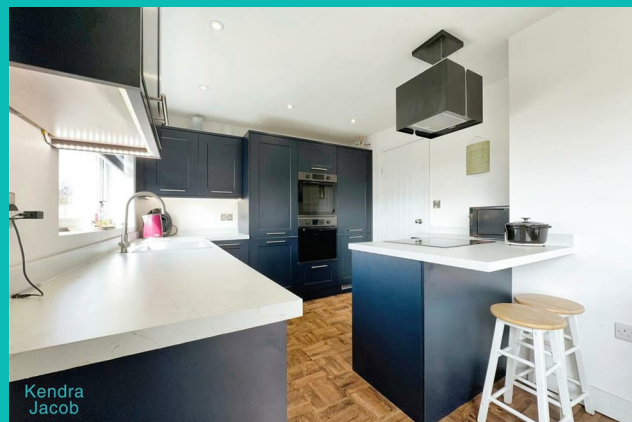
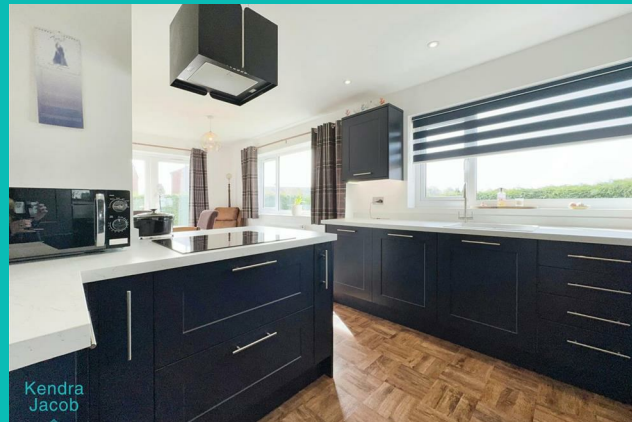
A beautiful modernised two bedroom detached bungalow for sale in a much sought after location on Thievesdale in Worksop, close to local amenities, schools and Kilton Golf Course. In brief the property comprises of an entrance porch, entrance hallway, well appointed and decorated living room, stunning modern kitchen diner, two double bedrooms and a shower room. Outside are very well maintained wrap round gardens with a paved seating area, driveway with parking for two vehicles and a detached garage. Early viewing is highly recommended.

Kendra
Jacob

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2 LITTONDALE

• BEAUTIFULLY PRESENTED MODERNISED TWO BEDROOM DETACHED BUNGALOW • SUPERB LOCATION OF WORKSOP, JUST OFF THIEVESDALE LANE • STUNNING QUALITY MODERN KITCHEN DINER • SPACIOUS LIVING ROOM WITH REAR FACING FRENCH DOORS • TWO WELL PROPORTIONED BEDROOMS • SHOWER ROOM WITH A DOUBLE WALK IN SHOWER UNIT • WELL MAINTAINED WRAP ROUND GARDEN, WITH SEATING AREA • DETACHED GARAGE AND DRIVEWAY WITH PARKING FOR TWO VEHICLES • CLOSE TO LOCAL AMENITIES, SCHOOLS & COUNTRYSIDE WALKS ACROSS THE KILTON GOLF COURSE • GREAT TRANSPORT BUS AND TRAIN LINKS



LOCATION

The property enjoys frontage on to Littondale a prime residential area within Worksop with its full range of residential amenities being within comfortable reach. Lying on the east side of the town means the property is ideally positioned for accessing the areas excellent transport links via the A1 and the towns Railway Station, which has links to Sheffield, Nottingham, Lincoln and Retford. St Augustine's Academy, Morrison's supermarket and the nearby Sainsbury's provide local amenities with countryside walks and the popular Kilton Forest golf club nearby. Worksop is a popular market town in Nottinghamshire, known as the "Gateway to The Dukeries", because of its proximity to former Ducal estates such as Clumber House, Thoresby Hall, Welbeck Abbey and Worksop Manor.

ENTRANCE PORCH

Having front and rear facing entrance doors and side facing windows, laminated effect vinyl floor covering, central heating radiator and door giving access into the entrance hallway.

ENTRANCE HALLWAY

Having a storage cupboard, central heating radiator, power points and quality floor covering continuing through into the kitchen diner.

KITCHEN DINER

The kitchen has a modern range of wall and base units with complimentary work surfaces incorporating a sink unit with mixer tap, two fitted electric ovens, four ring induction

hob with an electric extract fan set above, integrated appliances including a fridge freezer, dishwasher and washing machine, downlighting to the ceiling, power points, side facing UPVC double glazed window and quality floor covering continuing through into the dining room. The dining room has a side facing UPVC double glazed window, front facing French doors opening out into the front and side gardens, central heating radiator, power points and TV point .

LIVING ROOM

A well appointed and decorated living room, rear facing UPVC double glazed French doors opening out into the rear and side garden, two modern vertical central heating radiators and quality floor covering.

BEDROOM ONE

A spacious double bedroom, front facing UPVC double glazed window, central heating radiator, power points and TV point.

BEDROOM TWO

Currently being used as an office/guest room, rear facing UPVC double glazed window, fitted wardrobes to one wall with matching overhead cupboards, central heating radiator and power points.

SHOWER ROOM

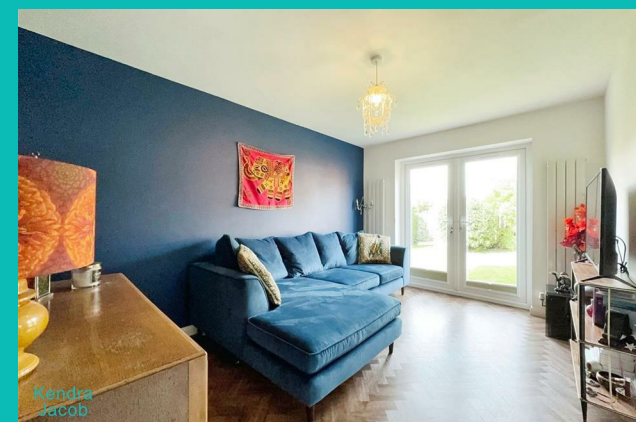
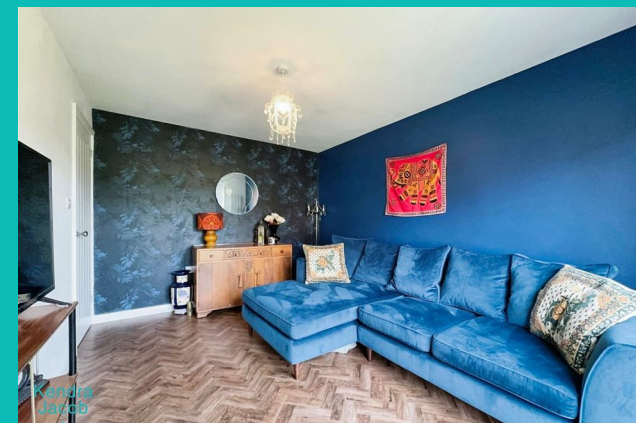
A three piece suite in white comprising of a double walking shower unit with mermaid style splashbacks, mains run shower and glass shower screen, vanity hand wash basin, low flush WC, fully tiled to the walls, towel radiator and a side facing obscure UPVC double glazed window.

OUTSIDE

The property has a beautiful wrap round garden which is mainly laid to lawn with mature borders, paved patio seating area, outside lighting and outside water tap.

To the rear of the property is a driveway with parking for two vehicles which in turn leads to a detached garage with up and over door and side entrance door.

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ADDITIONAL INFORMATION

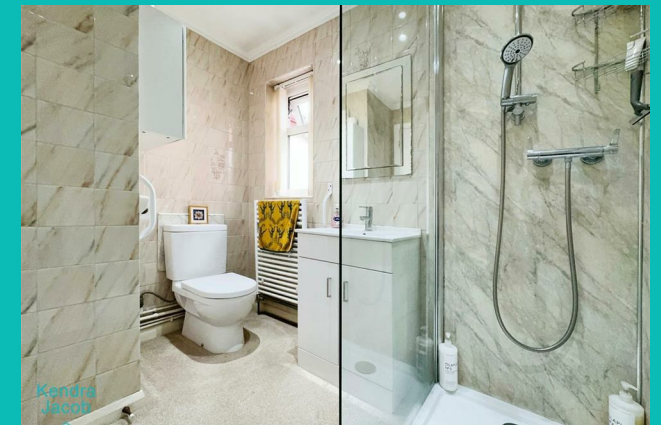
Local Authority – Bassetlaw

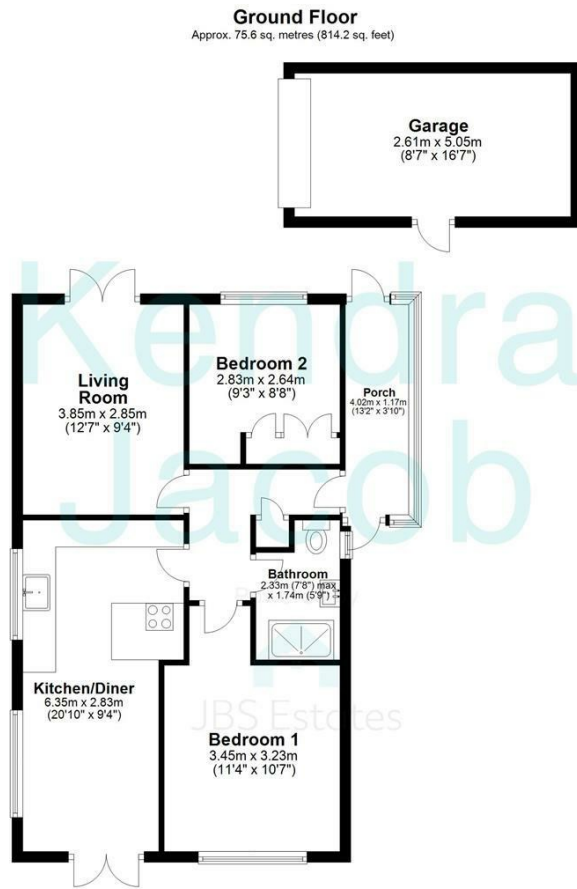
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total area: approx. 75.6 sq. metres (814.2 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) A		90
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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