



## 3 REDHOLME CLOSE WORKSOP, S81 9FD

£230,000  
FREEHOLD

A beautifully presented three bedroom detached family home, located within one of Worksop's prime near by village locations just off Rotherham Baulk, Carlton-in-Lindrick. The property boasts stunning living accommodation finished to a high standard throughout, offering generous living accommodation. The accommodation briefly comprises of an entrance porch, entrance hallway with a staircase rising to the first floor landing, downstairs WC, spacious living room and a modern quality kitchen diner with French doors leading out into the rear garden. The first floor has three generous sized bedrooms, master with en-suite and a three piece family bathroom suite. Outside is an open plan garden, parking for two vehicles and gate access to a well maintained private enclosed south facing garden.

Kendra  
Jacob

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# 3 REDHOLME CLOSE

- GENEROUS SIZED THREE BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY MAINTAINED THROUGHOUT
- MUCH SOUGHT AFTER VILLAGE LOCATION OF CARLTON-IN-LINDRICK
- MODERN KITCHEN DINER
- SPACIOUS LIVING ROOM
- DOWNSTAIRS WC
- THREE DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- BEAUTIFUL SOUTH FACING GARDENS & PARKING FOR TWO VEHICLES
- CLOSE TO LOCAL SCHOOLS, AMENITIES & SUPERMARKET



## LOCATION

Carlton in Lindrick boasts a good range of local amenities and is situated near the Nottinghamshire market town of Worksop which is within comfortable distance to the M1 and A1 motorway links. The village church of St John the Evangelist's is one of the most important surviving Saxon buildings in Nottinghamshire and is a Grade I listed building. Leisure amenities and educational facilities are well catered for and Carlton is on a bus route between Worksop and Doncaster. The nearest railway station is Shireoaks (4 miles away) and is on the Sheffield–Lincoln line.

## ENTRANCE PORCH

Having a front facing composite entrance door leading into the entrance porch, side facing UPVC double glazed window, tile effect floor covering and a door giving access into the entrance hallway.

## ENTRANCE HALLWAY

Laminated wood flooring, central heating radiator, staircase leading to the first floor landing and doors giving access into the kitchen diner living room and downstairs WC.

## KITCHEN DINER

A quality fitted modern kitchen having a range of wall and base units with complementary work surfaces incorporating a sink unit with mixer tap, fitted electric oven, fitted microwave oven, four ring gas hob with an electric extractor fan set above, integrated small fridge/freezer, space for freestanding fridge freezer and plumbing for the automatic washing machine, partly tiled to the walls, front

facing UPVC double glazed window, power points and laminated wood flooring continuing through into the dining area.

## LIVING ROOM

A well appointed and decorated living room, rear facing UPVC double glazed window, two central heating radiators, large under stair storage cupboard, power points and TV point .

## DOWNSTAIRS WC

Comprising in white of a low flush WC, pedestal hand wash basin with tiled splashback, central heating radiator, laminated wood flooring and a front facing obscure UPVC double glazed window.

## FIRST FLOOR LANDING

Access hatch to the loft space and doors giving access to three double bedrooms and the family bathroom suite.

## MASTER BEDROOM

An attractive spacious master bedroom, front facing UPVC double glazed window, heating radiator, fitted double wardrobes to one wall, power points, TV point and a door access into the ensuite shower room.

## EN-SUITE SHOWER ROOM

A recently fitted suite in white comprising of a corner shower unit with a main shower, modern vanity hand wash basin, low flush WC, tiled to the walls, tile effect vinyl floor covering, towel radiator, electric extractor fan and a rear facing obscure UPVC double glazed window

## **BEDROOM TWO**

An attractive second bedroom, front facing UPVC double glazed window, central heating radiator and power points.

## **BEDROOM THREE**

A third double bedroom, rear facing UPVC double glazed window, central heating radiator and power points

## **FAMILY BATHROOM**

A modern suite in white comprising of a panelled bath with a shower mixer tap, pedestal hand wash basin, low flush WC, partly tiled to the walls, laminated effect vinyl floor covering, central heating radiator, electric extractor fan and a rear facing obscure UPVC double glazed window.

## **OUTSIDE**

To the front of the property is an open plan garden, parking for two vehicles and gate access to the rear of the property.

To the rear of the property is a larger than average south facing garden, mainly laid to lawn, decked seating area, outside lighting, power points and water tap.

## **3 REDHOLME CLOSE**





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### ADDITIONAL INFORMATION

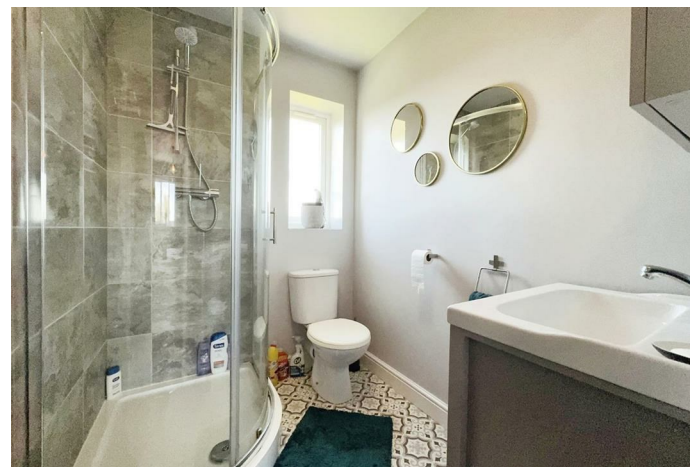
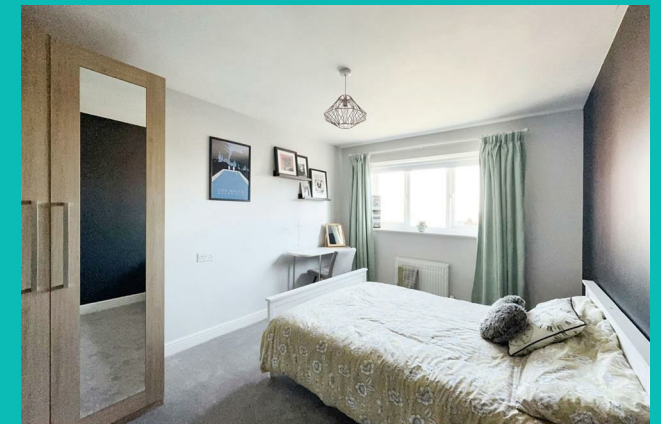
**Local Authority** – Bassetlaw

**Council Tax** – Band C

**Viewings** – By Appointment Only

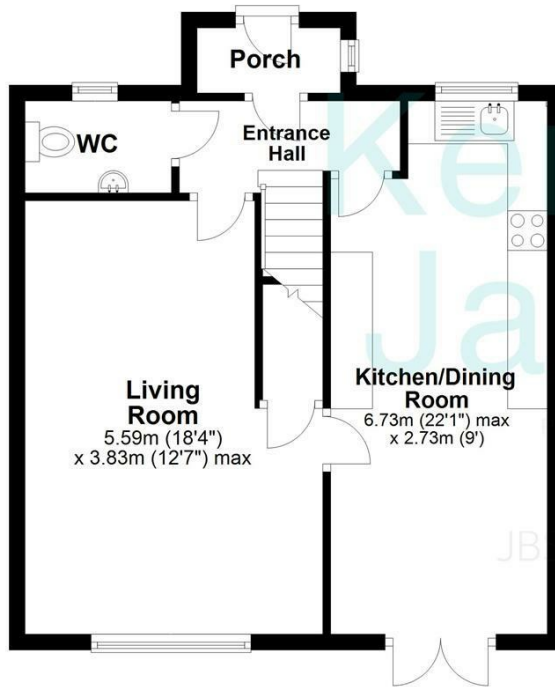
**Floor Area** – 985.70 sq ft

**Tenure** – Freehold



### Ground Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



### First Floor

Approx. 45.9 sq. metres (493.7 sq. feet)



Total area: approx. 91.6 sq. metres (985.7 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>		
(81-91) <b>B</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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
Jacob

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JBS Estates