



## 13 POPPY FIELD WAY WORKSOP, S81 9FG

£340,000  
FREEHOLD

A beautifully presented four bedroom detached family home, located on a small modern development in the popular village of Carlton-in-Lindrick. The property boasts stunning living accommodation finished to a high standard throughout, offering generous yet versatile living accommodation. The accommodation briefly comprises of an hallway with a beautiful staircase rising to the first floor landing, downstairs WC/utility room, sitting room and an open plan kitchen living dining room with bi-folding doors. The first floor sees four good sized bedrooms, master with en-suite and a luxury four piece family bathroom suite. Externally the property has an open plan front garden, block paved driveway leading to the detached garage and gate access to the private beautifully maintained rear garden.

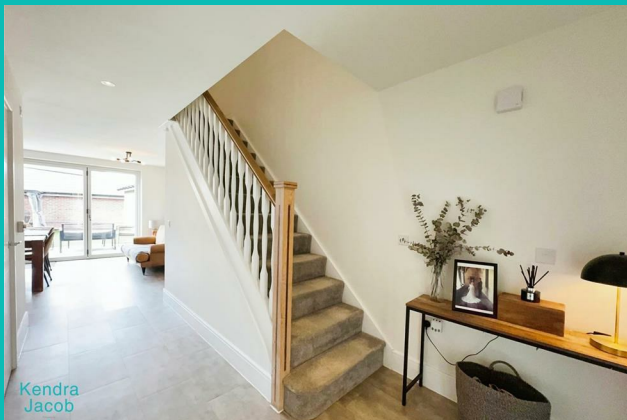
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# 13 POPPY FIELD WAY

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- STUNNING OPEN PLAN KITCHEN LIVING DINER WITH BI-FOLDING DOORS
- UTILITY ROOM/DOWNSTAIRS WC
- ATTRACTIVE, SPACIOUS SITTING ROOM
- FOUR WELL PROPORTIONED BEDROOMS
- LUXURY EN-SUITE & FAMILY BATHROOM
- FRONT GARDEN, DRIVEWAY & DETACHED GARAGE
- ENCLOSED REAR GARDEN WITH PAVED PATIO SEATING AREAS
- NEARBY SHOPS AND AMENITIES
- POPULAR VILLAGE LOCATION



## 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 driving to the M1 and A1M. 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 (4miles away) and is on the Sheffield–Lincoln line.

## ENTRANCE HALLWAY

The property is entered via a composite front facing entrance door, leading into the spacious open plan entrance hallway, central heating radiator, staircase leading to the first floor landing and access into the downstairs WC/ utility room, sitting room and open plan kitchen living diner.

## SITTING ROOM

A spacious well appointed and decorated living room, front facing UPVC double glazed windows, central heating radiator, power points and TV point.

## OPEN PLAN KITCHEN LIVING DINING ROOM

A luxury open plan kitchen living dining room, comprising of a range of wall and base units with complementary work surfaces incorporating a sink unit with mixer tap, fitted electric oven and microwave, four ring induction hob with an electric extractor fan set above, integrated dishwasher and fridge freezer, downlighting to the ceiling, LED under display unit lighting, luxury vinyl tile flooring,

two central heating radiators, large under stair storage cupboard and rear facing bifold doors leading out into the garden.

## UTILITY ROOM

Comprising of wall units, complementary worksurface, space for freestanding appliances including a washing machine and tumble dryer, downlighting to the ceiling, central heating radiator, electric extractor fan, luxury vinyl tile flooring and a door giving access to the downstairs WC.

## DOWNSTAIRS WC

Comprising in white of a low flush WC, wall hung hand wash basin, partly tiled to the walls, downlighting to the ceiling, electric extractor fan, central heating radiator, side facing obscure UPVC double glazed window and luxury vinyl tile flooring

## FIRST FLOOR LANDING

A spacious first floor landing, access hatch to the loft space, central heating radiator, large storage cupboard housing the wall mounted combination central heating boiler, spindle balustrades and doors giving access to 4 bedrooms and the family bathroom.

## MASTER BEDROOM

A beautiful master bedroom, front facing UPVC double glazed window, quality fitted wardrobes to one wall, central heating radiator, power point, TV point and a door giving access to the en-suite

### EN-SUITE SHOWER ROOM

A luxury shower room comprising of a walk-in shower unit with a main waterfall shower, separate attachment and glass shower screen, wall hung hand wash basin, wall hung low flush WC, fitted storage unit, chrome towel radiator, partly tiled to the walls, downlighting to the ceiling, electric extractor fan, luxury vinyl tile flooring and a side facing obscure UPVC double glazed window.

### BEDROOM TWO

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

### BEDROOM THREE

Having a front facing UPVC double glazed window, central heating radiator and power points

### BEDROOM FOUR

Currently being used as an office, rear facing UPVC double glazed window, central heating radiator and power points.

### FAMILY BATHROOM

A three-piece suite in white comprising of a panelled bath with a shower attachment and glass shower screen, wall hung hand wash basin, WC, partly tiled to the walls, chrome towel radiator, electric extractor fan, side facing obscure UPVC double glazed window and luxury vinyl tile flooring

### OUTSIDE

The property has a front garden mainly laid to lawn, path to front door, long driveway to the side with parking for

several vehicles which in turn leads to the detached garage and gate access to the rear of the property.

To the rear of the property has an attractive enclosed garden, mainly laid to lawn with two paved patio seating areas, outside lighting and water tap.

### GARAGE

A single garage, up over door, power, light and side entrance door.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band D

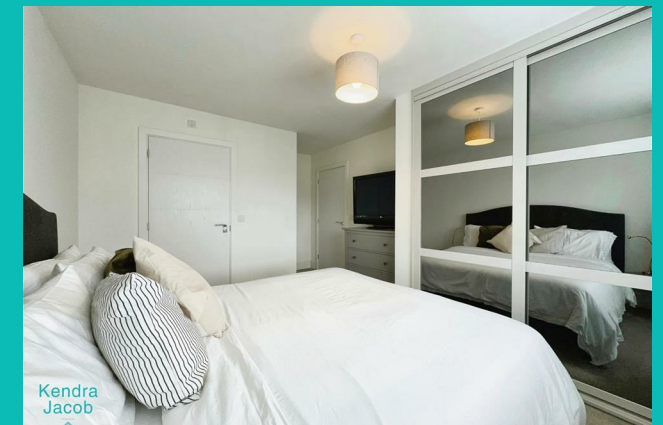
**Viewings** – By Appointment Only

**Floor Area** – 1313.60 sq ft

**Tenure** – Freehold



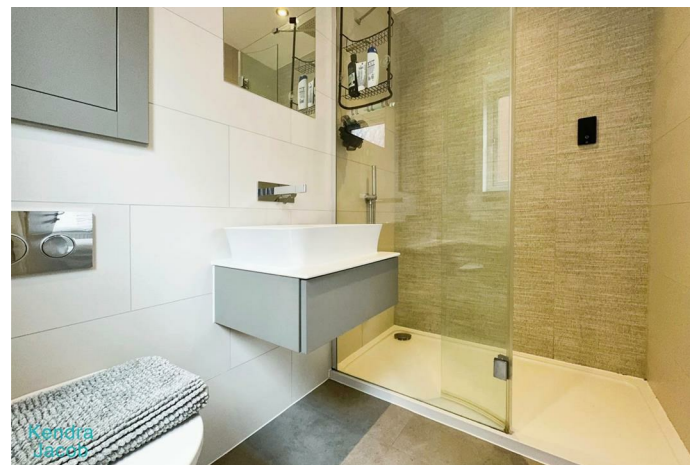
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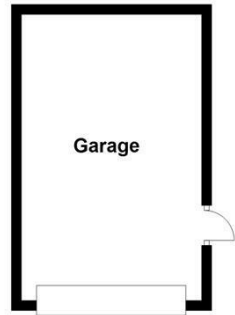


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**Ground Floor**  
Approx. 71.1 sq. metres (765.8 sq. feet)



Total area: approx. 122.0 sq. metres (1313.6 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>94</b>
(81-91) <b>B</b>		<b>84</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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