



Kendra
Jacob



13 WINDMILL LANE WORKSOP, S80 2SQ

£170,000
FREEHOLD

*****GUIDE PRICE £170,000-£180,000*****

This property has been recently renovated to an exceptionally high standard throughout and features an inviting entrance hallway, a spacious lounge diner with French doors to an enclosed garden, and a modern open-plan kitchen with high-quality units and integrated appliances. Upstairs, the first-floor landing leads to two double bedrooms and a luxury bathroom with contemporary fittings. The master bedroom includes ample storage. The property boasts both front and rear gardens, with the rear garden including two brick-built outbuildings and double gates leading to a driveway. Recent upgrades include a new central heating system, rewiring, UPVC double-glazed windows, kitchen, bathroom and new floor coverings throughout.

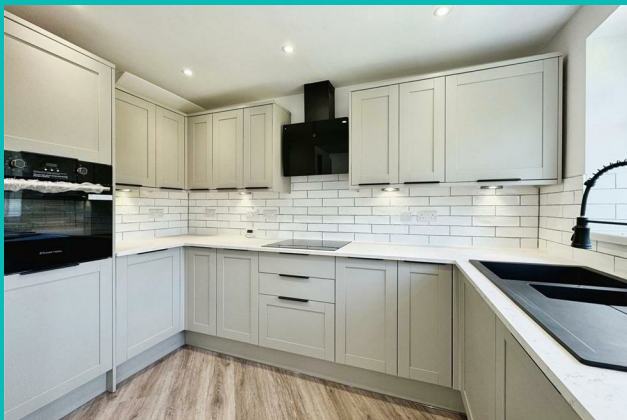
Early viewing is essential to appreciate the standard of fixtures and fittings this property has to offer.

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13 WINDMILL LANE

- TWO BEDROOM SEMI DETACHED HOME RENOVATED TO AN EXCEPTIONAL STANDARD
- NO ONWARD CHAIN
- WELCOMING ENTRANCE HALL
- SPACIOUS OPEN PLAN LIVING DINING ROOM
- QUALITY KITCHEN WITH FITTED APPLIANCES
- TWO DOUBLE BEDROOMS
- LUXURY BATHROOM SUITE
- FRONT & REAR GARDENS
- REAR ACCESS TO DRIVEWAY WITH PARKING FOR TWO VEHICLES
- MUCH SOUGHT AFTER LOCATION



ENTRANCE HALL

Featuring a composite front door leading into a welcoming entrance hallway with karndean flooring, a central heating radiator, a side-facing UPVC double-glazed window, and a staircase ascending to the first-floor landing.

LIVING DINING ROOM

A spacious lounge diner with a front-facing UPVC double-glazed window, rear-facing UPVC double-glazed French doors opening into the enclosed garden, power points, and continuous karndean flooring leading into the open-plan kitchen.

KITCHEN

Featuring a high-quality range of wall and base units with complementary work surfaces, including a sink unit with a mixer tap. The kitchen boasts fitted flooring, an induction hob with a modern electric extractor fan above, a fitted electric oven, and integrated appliances such as a fridge freezer, dishwasher, and washing machine. The walls are partially tiled, with under-cabinet LED lighting, ceiling downlights, a modern vertical central heating radiator, power points, and a rear-facing UPVC double-glazed window.

FIRST FLOOR LANDING

A spacious landing with a side-facing UPVC double-glazed window, access hatch to a loft space that is boarded and includes a loft ladder and light, power points, and doors leading to two double bedrooms and the family bathroom.

MASTER BEDROOM

A generously sized master bedroom featuring two UPVC double-glazed windows, central heating, a large walk-in storage cupboard, and power points.

BEDROOM TWO

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

FAMILY BATHROOM

A luxury three-piece suite in white comprising an L-shaped panelled bath with an overhead mains-powered shower and shower screen, vanity hand wash basin, and low flush WC. The walls are fully tiled, with tiled flooring, a modern vertical central heating radiator, ceiling downlights, an electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

OUTSIDE

The front of the property features a garden with access to the rear. The rear of the property boasts a good-sized enclosed garden with a main lawn, two brick-built outbuildings, and double gates providing rear access and leading to a driveway.

AGENTS NOTE

The property has been recently renovated to an exceptionally high standard throughout, benefiting from a new central heating system, rewiring, UPVC double-glazed windows, luxury kitchen and bathroom, plastering, and new floor coverings.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

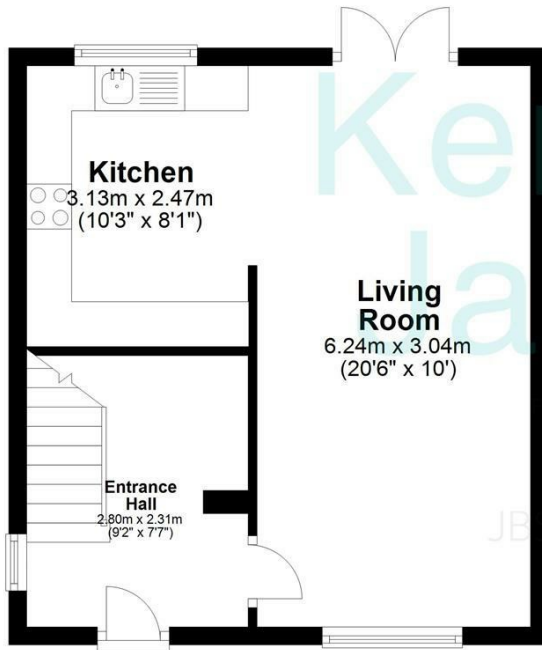
Floor Area – 734.10 sq ft

Tenure – Freehold



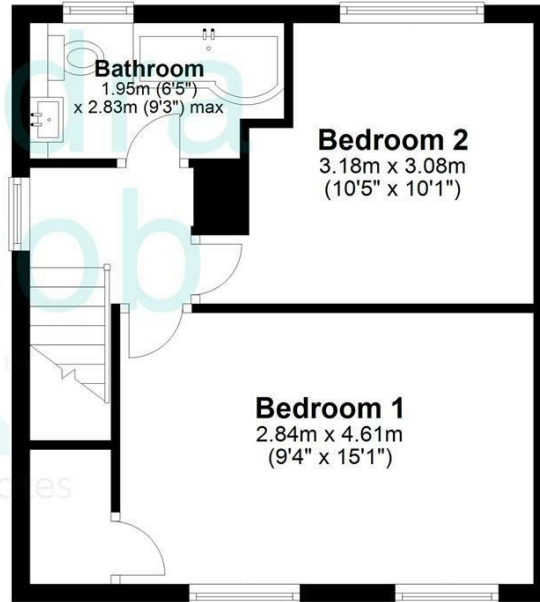
Ground Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.6 sq. feet)



Total area: approx. 68.2 sq. metres (734.1 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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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