



9 HOLDING WORKSOP, S81 0TD

£180,000
FREEHOLD

For sale in the highly sought-after location of Larwood in Worksop, close to local schools, amenities, a doctor's surgery, Bassetlaw Hospital, and transport links, is this beautifully presented three-bedroom link-detached family home. This property features a welcoming entrance porch, a spacious open-plan living/dining room with patio doors leading to a bright conservatory, and a well-equipped kitchen with modern appliances. Upstairs, there are three bedrooms, including a generous master bedroom, and a contemporary family bathroom with a shower. Outside, the home benefits from a front walled garden, a driveway for two cars, a garage, and a beautifully landscaped rear garden with a decked area, patio seating, and artificial grass. The home is complete with UPVC double glazing and central heating throughout.

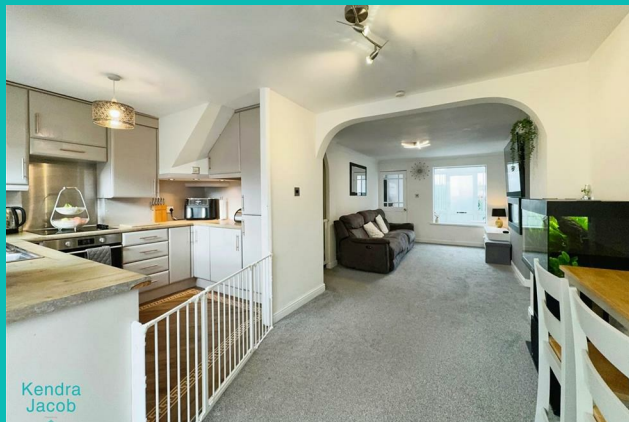
**Kendra
Jacob**

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9 HOLDING

- BEAUTIFULLY PRESENTED THREE BEDROOM LINK DETACHED FAMILY HOME
- MUCH SOUGHT AFTER LOCATION OF LARWOOD IN WORKSOP
- CLOSE TO LOCAL SCHOOLS, SHOPS, BASSETLAW HOSPITAL & DOCTORS SURGERY
- ENTRANCE PORCH WITH STORAGE
- OPEN PLAN LIVING DINING ROOM
- CONSERVATORY
- THREE WELL PROPORTIONED BEDROOMS
- MODERN FAMILY BATHROOM SUITE
- DRIVEWAY WITH PARKING FOR TWO VEHICLES & GARAGE
- ATTRACTIVE ENCLOSED REAR GARDEN



ENTRANCE PORCH

The entrance porch features a front UPVC double-glazed door, front and side facing UPVC double-glazed windows, laminated wood flooring, a storage cupboard, and a central heating radiator.

OPEN PLAN LIVING DINING ROOM

This spacious living and dining area boasts a front-facing UPVC double-glazed window and rear-facing UPVC patio doors, providing access to the conservatory. The room also features coving to the ceiling, two central heating radiators, and a focal point in the room is modern, remote-controlled electric log burner.

KITCHEN

Fitted with a range of wall and base units, complemented by a worktop incorporating a stainless steel sink with a mixer tap. The kitchen includes an integrated electric oven, ceramic hob, fridge freezer, plumbing for a washing machine, recently fitted combination heating boiler, part-tiled walls, LED display lighting, a rear-facing UPVC double-glazed window, and Karndean flooring.

CONSERVATORY

A UPVC double-glazed conservatory with rear-facing UPVC windows and French doors that open out into the garden. It has tiled flooring and a central heating radiator.

FIRST FLOOR LANDING

Providing access to three bedrooms and the family bathroom, with an over-stair storage cupboard.

MASTER BEDROOM

A spacious master bedroom with a front-facing UPVC double-glazed window and a central heating radiator.

BEDROOM TWO

A second double bedroom with a rear-facing UPVC double bay window and a central heating radiator.

BEDROOM THREE

A good-sized third bedroom with a rear-facing UPVC double-glazed window and a central heating radiator.

FAMILY BATHROOM

A modern white suite comprising a panelled bath with an overhead electric shower, a vanity hand wash basin, and a low-flush WC. The bathroom features mermaid-style splashbacks, a chrome towel radiator, an access hatch to the loft space, and a side-facing obscure UPVC double-glazed window.

OUTSIDE

To the front of the property is a walled garden with a driveway with parking for two vehicles leading to the garage, and gated access to the rear garden. The enclosed rear garden features a patio seating area, steps leading to a decked area with artificial grass, a lawn with raised shrub borders, outside lighting, and an outdoor water tap.

GARAGE

The garage has an up and over door, rear UPVC double glazed entrance door, power and light

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

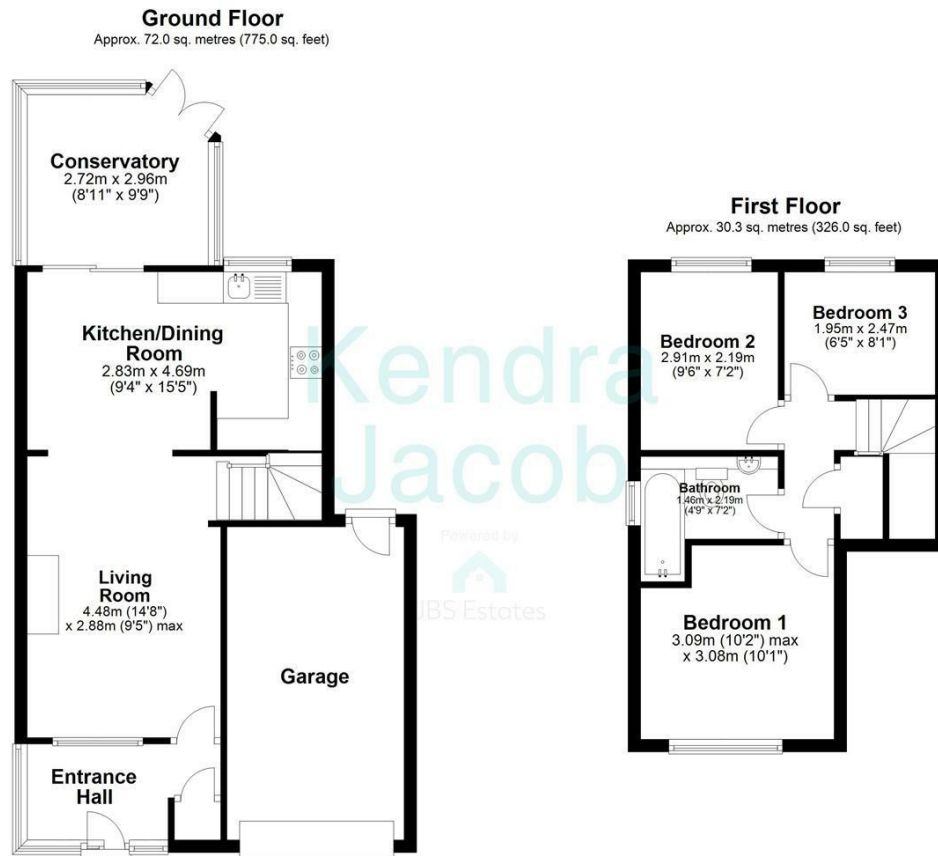
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1100.90 sq ft

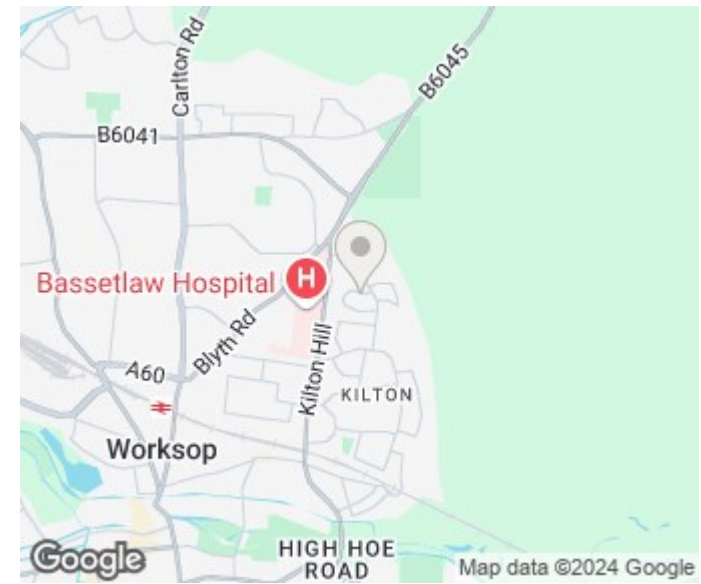
Tenure – Freehold





Total area: approx. 102.3 sq. metres (1100.9 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			
(81-91) B			84
(69-80) C		65	
(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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