

## 20 MARKHAM ROAD WORKSOP, S81 9SD

**£150,000**  
**FREEHOLD**

\*\*\*\*\*GUIDE PRICE £150,000 - £160,000\*\*\*\*\*

This well-presented property is situated in a popular village location, close to local shops, schools, Langold Lake, and amenities. It features a spacious living room with French doors opening onto the garden, a modern kitchen diner, a utility room, and a downstairs WC. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom. The property boasts a generous rear garden, a walled front garden, and potential for a driveway due to a dropped kerb.

No Upper Chain

**Kendra  
Jacob**

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# 20 MARKHAM ROAD

- \*\*\*\*GUIDE PRICE £150,000 - £160,000\*\*\*\*
- Well-presented three bedroom home in a popular village location.
- Spacious living room with French doors opening to the garden.
- Modern kitchen diner with integrated appliances.
- Convenient utility room and downstairs WC.
- Three well-proportioned bedrooms.
- Stylish family bathroom with a P-shaped bath.
- Generous rear garden with patio seating areas.
- Walled front garden with well-stocked borders.
- Potential for a driveway due to a dropped kerb.



## ENTRANCE HALLWAY

A front-facing composite entrance door provides access to the entrance hallway, which features laminated wood flooring, a staircase leading to the first-floor landing, and doors opening into the living room and kitchen diner.

## LIVING ROOM

A well-appointed and tastefully decorated living room with a front-facing UPVC double-glazed window and rear-facing UPVC double-glazed French doors, which open onto the paved patio seating area in the garden. The room benefits from decorative coving to the ceiling, a dado rail to the walls, a central heating radiator, and laminated wood flooring. The focal point is a feature fireplace housing an electric coal-effect fire.

## KITCHEN DINER

A high-quality, modern kitchen fitted with a range of high-gloss wall and base units, complemented by work surfaces incorporating a stainless-steel sink unit with a mixer tap. Appliances include a fitted electric oven, ceramic hob with an electric extractor fan above, and an integrated fridge freezer. The walls are partly tiled, and the ceiling features downlighting. A central heating radiator, front and rear-facing UPVC double-glazed windows, and a tile-effect vinyl floor covering, which extends into the rear entrance hall, complete the space.

## REAR ENTRANCE HALL

With a central heating radiator and doors leading to the downstairs WC and utility room.

## DOWNSTAIRS WC

Comprising a low-flush WC, a rear-facing obscure-glazed window, a large under-stairs storage cupboard, and laminated-effect vinyl floor covering.

## UTILITY ROOM

Fitted with base units and a complementary work surface, with space and plumbing for an automatic washing machine. The room also features tiled flooring, downlighting to the ceiling, rear and side-facing UPVC double-glazed windows, and a side-facing UPVC double-glazed entrance door leading to the rear garden.

## FIRST FLOOR LANDING

A rear-facing UPVC double-glazed window allows natural light to flow through. The landing also features a central heating radiator, an access hatch to a large loft space, and a cylinder cupboard housing the wall-mounted combination central heating boiler. Doors provide access to three bedrooms and the family bathroom.

## MASTER BEDROOM

A generously sized master bedroom with a front-facing UPVC double-glazed window, a central heating radiator, an over-stair storage cupboard, and fitted wardrobes spanning one wall.

## BEDROOM TWO

A spacious second double bedroom with a front-facing UPVC double-glazed window, a central heating radiator, downlighting to the ceiling, and laminated wood flooring.

### **BEDROOM THREE**

A well-proportioned third bedroom with a rear-facing UPVC double-glazed window, a central heating radiator, and laminated wood flooring.

### **FAMILY BATHROOM**

A stylish three-piece white suite comprising a P-shaped bath with a glass shower screen, a vanity hand wash basin, and a low-flush WC. The room also features mermaid-style splashback panelling, downlighting to the ceiling, a chrome towel radiator, an electric extractor fan, vinyl flooring, and a rear-facing obscure UPVC double-glazed window.

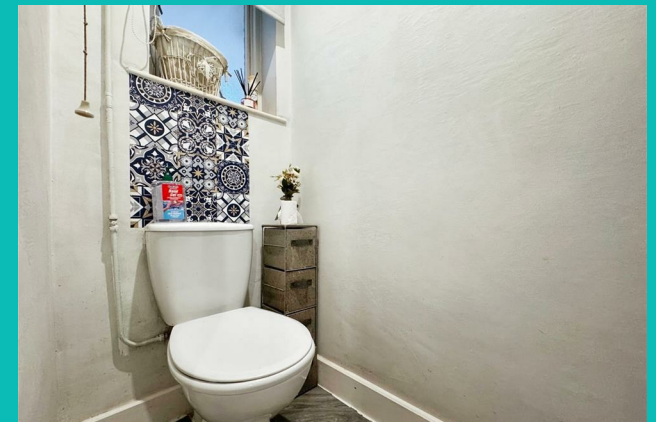
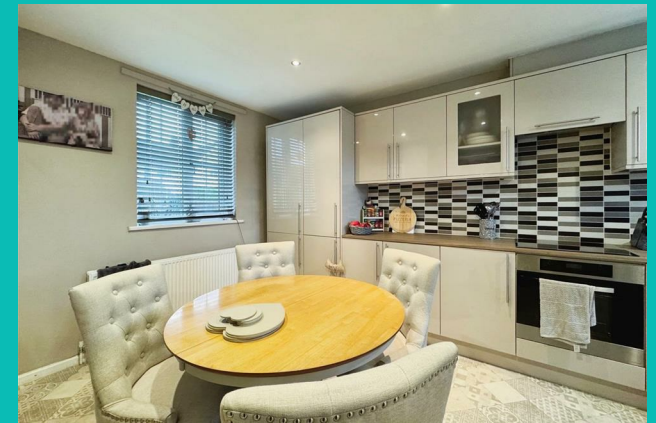
### **OUTSIDE**

The front of the property boasts a walled garden, predominantly laid to lawn, with well-stocked shrub and tree borders.

The property benefits from a dropped kerb, offering potential for the creation of a driveway.

To the rear, there is a larger-than-average garden featuring paved patio seating areas, a lawn with well-stocked borders, outside storage, outdoor lighting, and a water tap.

## **20 MARKHAM ROAD**









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ADDITIONAL INFORMATION

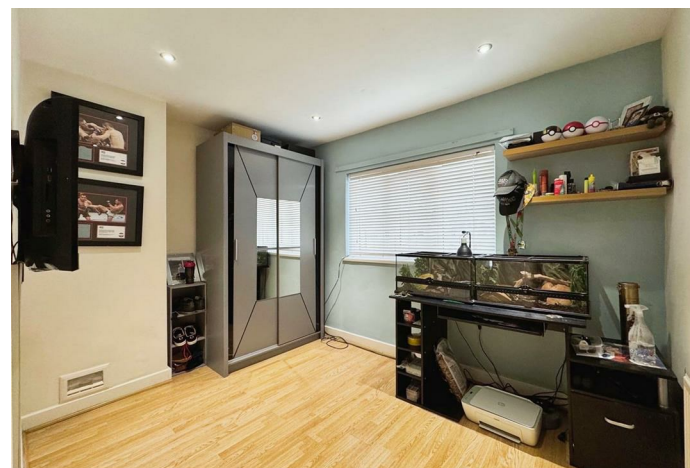
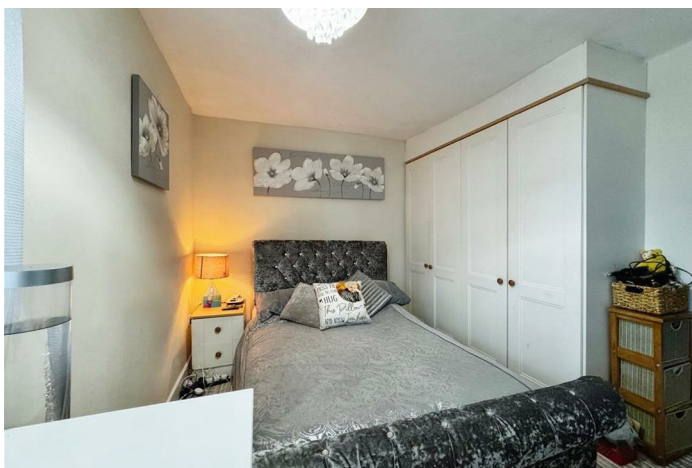
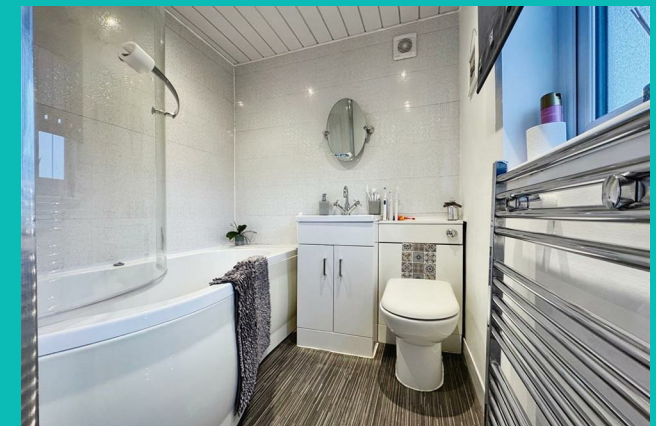
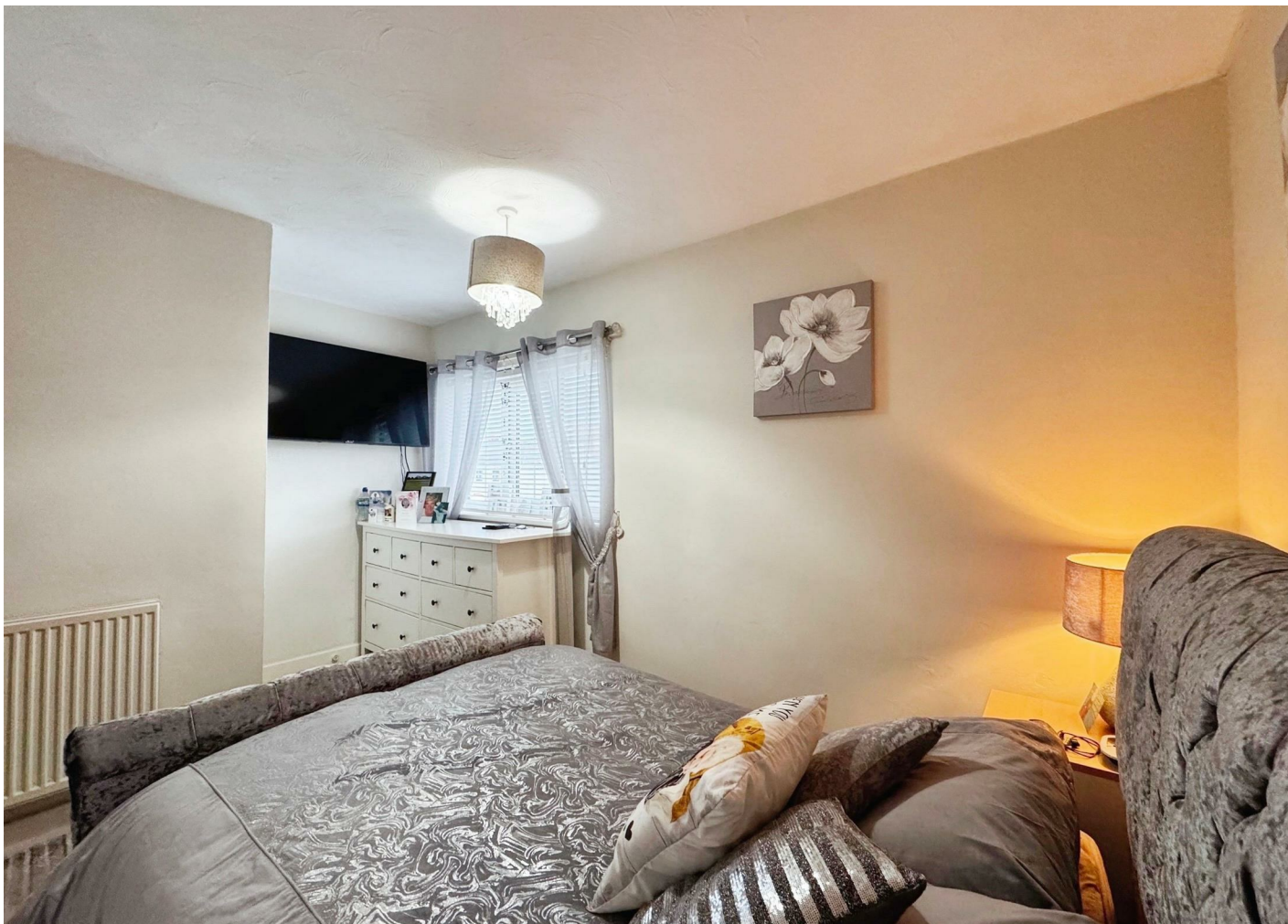
Local Authority – Bassetlaw

Council Tax – Band A

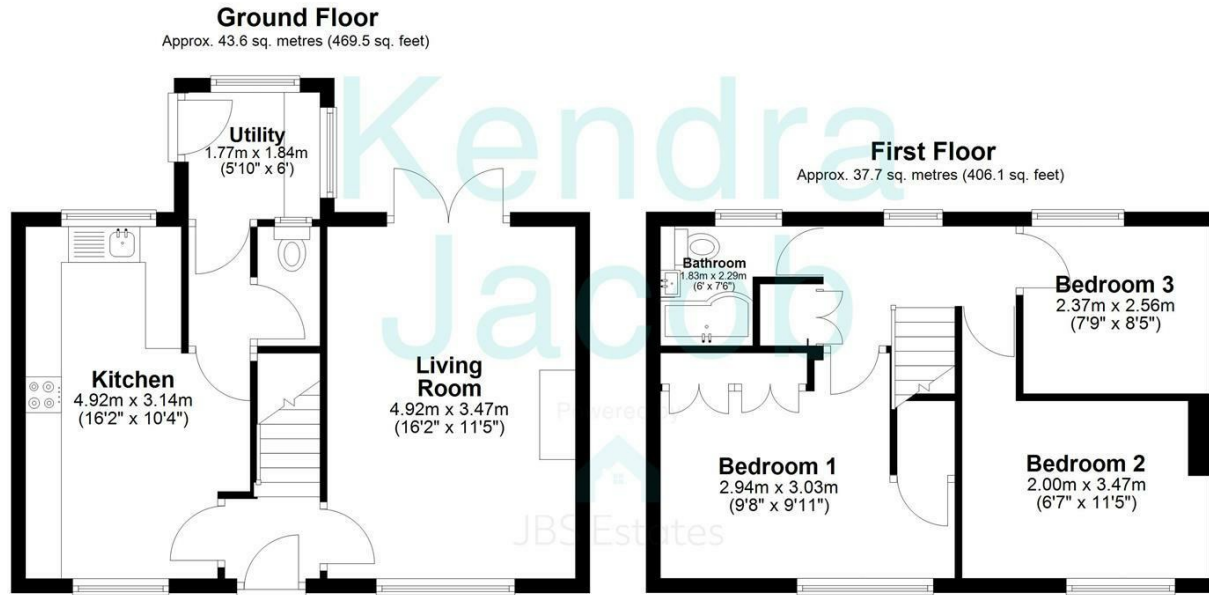
Viewings – By Appointment Only

Floor Area – 875.60 sq ft

Tenure – Freehold



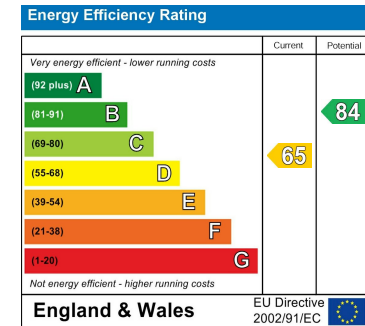




Total area: approx. 81.3 sq. metres (875.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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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