



## 54 LAMPMAN WAY COSTHORPE, S81 9GB

**£225,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £225,000 - 230,000\*\*\*\*

This stunning modern home is situated on a newly developed, small and exclusive estate in the highly sought-after village of Costhorpe. Ideally located close to local schools, amenities, and excellent transport links, the property offers a spacious and stylish interior with contemporary finishes throughout. The ground floor boasts a welcoming entrance hallway, a bright and airy open-plan living room, and a high-specification kitchen diner with integrated appliances and French doors opening onto the beautifully landscaped rear garden. A modern downstairs WC completes the level. Upstairs, there are three well-proportioned bedrooms, including a luxurious master with fitted wardrobes and an en-suite shower room. A stylish family bathroom serves the remaining bedrooms. Externally, the home benefits from a generous driveway providing ample parking, an open-plan front garden, and a private rear garden with a patio area. This exceptional property is perfect for families or professionals seeking a modern home in a desirable village location.

**Kendra  
Jacob**

Powered by  
  
JBS Estates



# 54 LAMPMAN WAY

## ENTRANCE HALLWAY

A welcoming entrance hallway featuring a composite front door, a side-facing UPVC double-glazed window, a central heating radiator, and high-quality flooring that seamlessly flows into the open-plan living area.

## LIVING ROOM

A beautifully spacious living room, bathed in natural light from the front-facing UPVC double-glazed window.

Featuring a central heating radiator and a stylish spindle staircase leading to the first-floor landing, along with an under-stairs storage cupboard. A door provides access to the generously sized kitchen diner.

## KITCHEN DINER

An elegant and well-appointed kitchen diner, boasting a range of luxury wall and base units with complementary work surfaces incorporating a stainless steel sink unit with a mixer tap. Integrated appliances include an electric oven, a four-ring gas hob with an electric extractor fan above, a washing machine, dishwasher, microwave oven, and fridge freezer. LED kickboard lighting enhances the modern aesthetic, while the high-quality flooring continues seamlessly into the dining area. A central heating radiator, rear-facing UPVC double-glazed windows, and French doors open out to the beautifully landscaped garden.

## DOWNSTAIRS WC

A contemporary downstairs cloakroom featuring a white suite comprising a low-flush WC and a vanity wash basin with tiled splashback. Additional features include a chrome towel radiator, quality flooring, ceiling downlights, an

electric extractor fan, and a side-facing obscure UPVC double-glazed window.

## FIRST FLOOR LANDING

A bright and airy landing with spindle balustrades, a side-facing UPVC double-glazed window, a central heating radiator, and a large storage cupboard. There is also a loft access hatch and doors leading to three well-proportioned bedrooms and the family bathroom.

## MASTER BEDROOM

A stunning master bedroom with a rear-facing UPVC double-glazed window, a central heating radiator, and a set of luxury fitted wardrobes spanning one wall. A door provides access to the en-suite shower room.

## EN-SUITE SHOWER ROOM

A stylish and modern en-suite featuring a three-piece white suite comprising a corner shower unit with a mains-powered waterfall shower, a vanity hand wash basin, and a low-flush WC. The space is complemented by tiled splashbacks, quality flooring, a chrome towel radiator, ceiling downlights, an electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

## BEDROOM TWO

A spacious and well-lit second bedroom, complete with a front-facing UPVC double-glazed window and a central heating radiator.

## BEDROOM THREE

Currently utilised as a dressing room or home office, this generously sized third bedroom features a front-facing



UPVC double-glazed window and a central heating radiator.

#### **FAMILY BATHROOM**

A luxurious family bathroom, fitted with a modern three-piece white suite comprising a panelled bath with an overhead mains-powered waterfall shower and a glass shower screen, a vanity hand wash basin, and a low-flush WC. Additional features include tiled splashbacks, quality flooring, a chrome towel radiator, ceiling downlights, an electric extractor fan, and a side-facing obscure UPVC double-glazed window.

#### **OUTSIDE**

The front of the property boasts an open-plan garden, a spacious driveway with parking for multiple vehicles, and gated access leading to the rear.

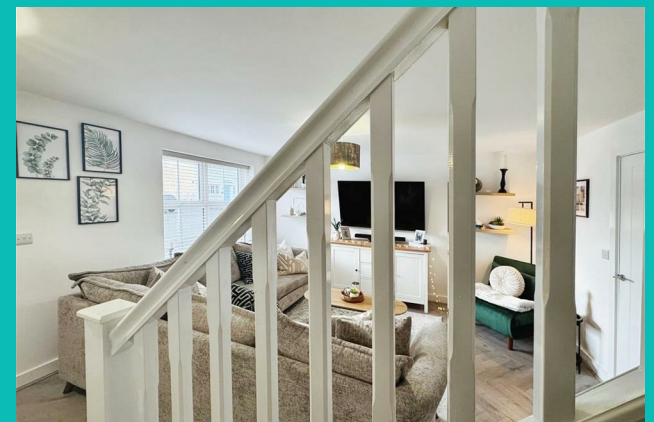
The rear garden is beautifully landscaped, mainly laid to lawn with raised flowerbeds, a paved patio seating area, a garden shed, outdoor lighting, and a water tap.

#### **AGENTS NOTE**

Includes £10,000 worth of extras, adding luxury touches throughout the property.

- 1) Lights under cabinets in Kitchen
- 2) Microwave
- 3) Washer/Dryer
- 4) LVT Wood flooring
- 5) Grade two carpets
- 6) Wooden blinds throughout
- 7) Fitted wardrobes in main bedroom

## **54 LAMPMAN WAY**









54 LAMPMAN WAY

## ADDITIONAL INFORMATION

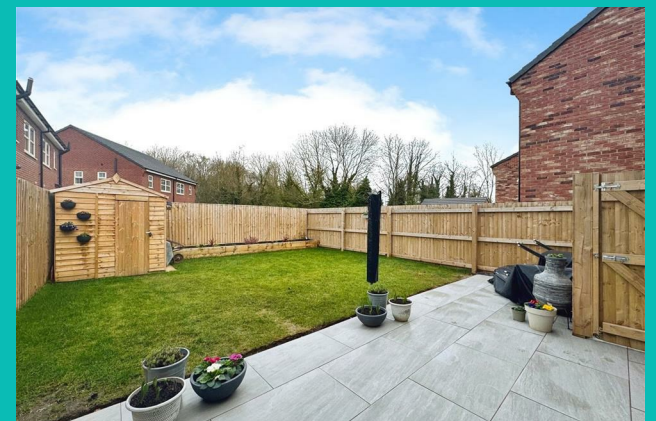
**Local Authority** – Bassetlaw

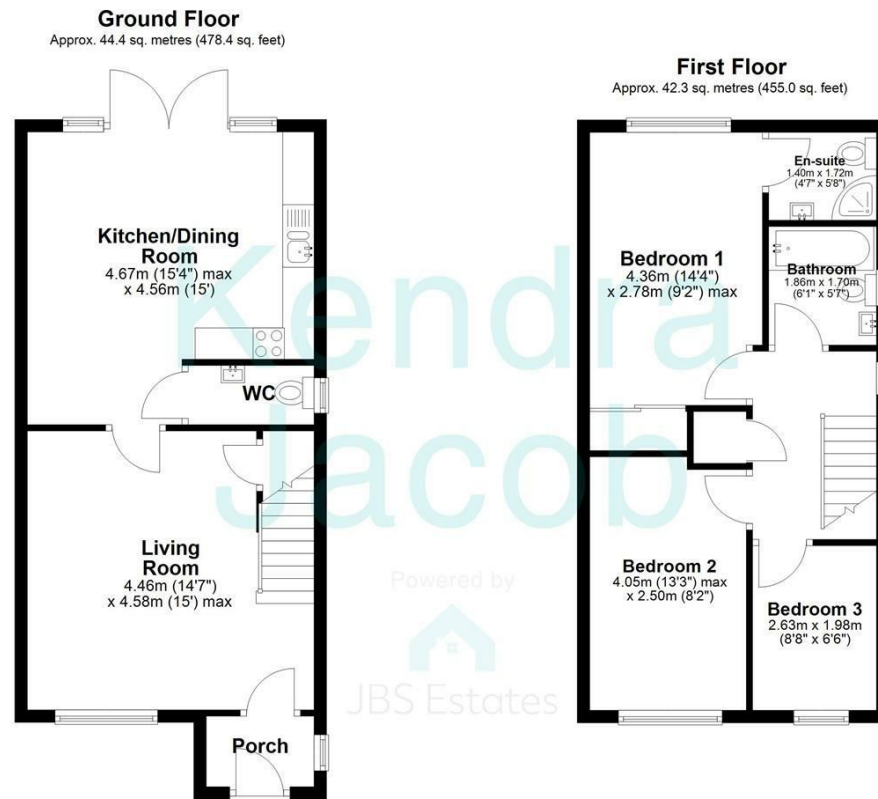
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 933.40 sq ft

**Tenure** – Freehold





Total area: approx. 86.7 sq. metres (933.4 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
Jacob

Powered by  
JBS Estates