



## 22 MEADOW LEA WORKSOP, S80 3QJ

**£340,000**  
**FREEHOLD**

\*\*\*\*\*GUIDE PRICE £340,000 - £360,000\*\*\*\*\*

This executive-style four-bedroom property boasts a double garage and stunning, landscaped south-facing gardens. Immaculately presented throughout, the property features a high-quality solid oak kitchen, spacious living areas, and a luxurious master suite with an en suite shower room. The beautifully maintained interior is complemented by a charming living room with a log-burning stove, a generous dining room, and a delightful conservatory. Upstairs, there are four well-proportioned bedrooms, with the master benefiting from an en suite, and a stylish family bathroom. Situated in the sought-after St. Anne's Estate in Worksop, this property is ideally located close to local schools, Worksop town centre, amenities, and excellent transport links, making it perfect for family living. The south-facing garden provides a peaceful retreat, while the double garage offers ample storage and parking space. This home offers both luxury and convenience in a desirable location.

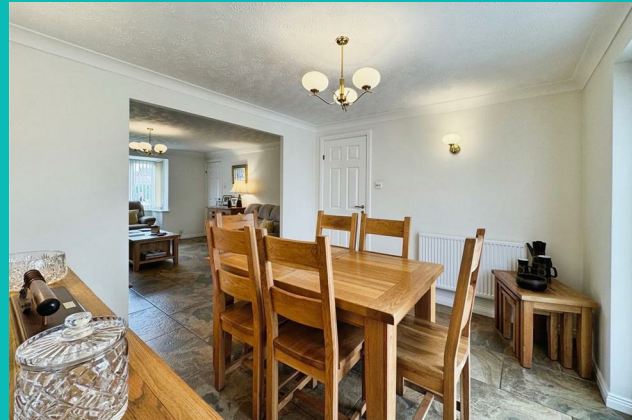
**Kendra  
Jacob**

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# 22 MEADOW LEA

- \*\*\*\*\*GUIDE PRICE £350,000 - £375,000\*\*\*\*\*
- Executive-style four-bedroom property with a double garage.
- Immaculately presented with high-quality finishes throughout.
- Spacious living areas including a charming living room with a log-burning stove.
- Elegant solid oak kitchen with integrated Neff appliances.
- Luxurious master suite with an en suite shower room.
- Beautifully landscaped south-facing garden, ideal for outdoor living.
- Located in the popular St. Anne's Estate, Worksop.
- Close to local schools, Worksop town centre, and amenities.
- Excellent transport links, providing convenience for commuting.



## ENTRANCE HALLWAY

A stylish and meticulously presented entrance hallway, featuring a front-facing composite door that leads into a beautifully appointed space. The hallway is enhanced by a front-facing UPVC double glazed window, a central heating radiator, and a spindle staircase that ascends to the first-floor landing. The area also benefits from a large storage cupboard and a pristine tiled floor. Doors lead to the living room, downstairs WC, and breakfast kitchen.

## DOWNSTAIRS WC

A contemporary suite in white, comprising a vanity hand wash basin and a low flush WC. The space is finished with tiled splashbacks, a tiled floor, and a central heating radiator. A side-facing obscure UPVC double glazed window ensures privacy while allowing natural light.

## BREAKFAST KITCHEN

An elegant, high-quality solid oak kitchen offering a comprehensive range of wall and base units with complementary work surfaces. The kitchen is equipped with a sink unit with a mixer tap and integrated Neff appliances, including a double fan-assisted oven, a four-ring induction hob with an electric extractor fan above, a fridge freezer, and a dishwasher. The room is partly tiled to the walls, with a tiled floor and central heating radiator. Display lighting and downlighting to the ceiling enhance the ambiance, while two rear-facing UPVC double glazed windows provide views of the garden. Doors lead into the dining room and utility room.

## UTILITY ROOM

A spacious utility room fitted with solid oak wall and base units, complemented by work surfaces and a sink unit with a mixer tap. The walls are partly tiled, and the room has a tiled floor and central heating radiator. A side-facing UPVC double glazed window and a rear-facing UPVC double glazed barn-style door provide access to the stunning rear garden.

## LIVING ROOM

A charming and inviting living room with a front-facing UPVC double glazed square bay window. The room boasts decorative ceiling coving, a central heating radiator, and a tiled floor that flows seamlessly into the dining room. The focal point is a beautiful brick feature fireplace with a log-burning stove and slate hearth.

## CONSERVATORY

A delightful conservatory with a half dwarf wall, UPVC double glazed windows, and side-facing UPVC double glazed French doors opening onto a patio seating area in the garden. The conservatory features a laminated click-tile effect floor covering, underfloor heating and wall lighting.

## FIRST FLOOR LANDING

The first-floor landing includes a cylinder cupboard, an access hatch to the loft space, and doors leading to all four bedrooms and the family bathroom.

## MASTER BEDROOM

A generously proportioned master bedroom with a

front-facing UPVC double glazed window and a central heating radiator. The room is finished with laminated wood flooring and offers access to a luxurious en suite shower room.

#### **EN-SUITE SHOWER ROOM**

A sophisticated en suite shower room featuring a double walk-in shower with a rainfall showerhead, a vanity hand wash basin, and a low flush WC. The space is partially tiled with high-quality materials and includes a tiled floor and chrome towel radiator. A side-facing obscure UPVC double glazed window provides natural light.

#### **BEDROOM TWO**

An elegant second double bedroom, with a front-facing UPVC double glazed square bay window and a central heating radiator. The room also boasts an extensive range of fitted furniture and access to a large walk-in cupboard with shelving, and a front-facing obscure UPVC double glazed window.

#### **BEDROOM THREE**

A spacious third double bedroom with a rear-facing UPVC double glazed window, a central heating radiator, and an extensive range of fitted furniture.

#### **BEDROOM FOUR**

A well-sized fourth bedroom, currently used as an office, with a rear-facing UPVC double glazed window, a central heating radiator, and laminated wood flooring.

#### **FAMILY BATHROOM SUITE**

A luxurious three-piece suite in white, comprising a panel

bath with an overhead electric shower and a glass shower screen, a pedestal hand wash basin, and a low flush WC. The walls are fully tiled, and the floor is tiled as well. A chrome towel radiator, downlighting in the ceiling, and a rear-facing obscure UPVC double glazed window complete the room.

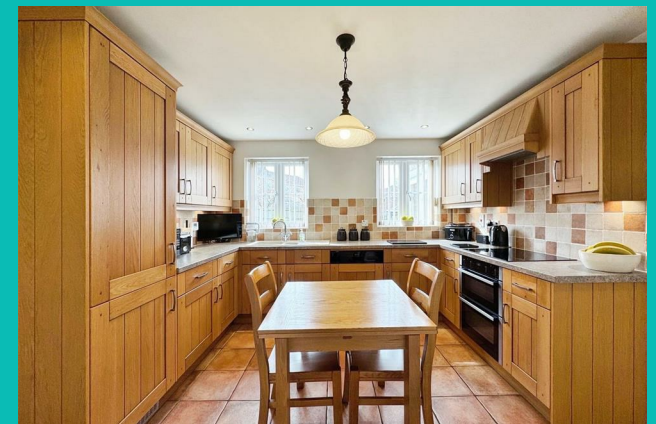
#### **EXTERIOR**

The property is set in a quiet cul-de-sac, tucked away in a peaceful corner. To the front, there is an attractive garden primarily laid to lawn, with well-stocked borders. It is equipped with alarmed security lighting at the front of the property. A driveway provides parking for several vehicles and leads to the double garage, which is fitted with an electric remote-controlled door and a gate leading to the rear of the property. The south facing rear garden is beautifully landscaped, with a large paved seating area, low-maintenance pebbled borders and pathways, a lawn, raised flowerbeds, outdoor lighting, electric point and a water tap.

#### **DOUBLE GARAGE**

A double garage with an electric remote-controlled door, power, light, and a rear entrance door.

## **22 MEADOW LEA**









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### ADDITIONAL INFORMATION

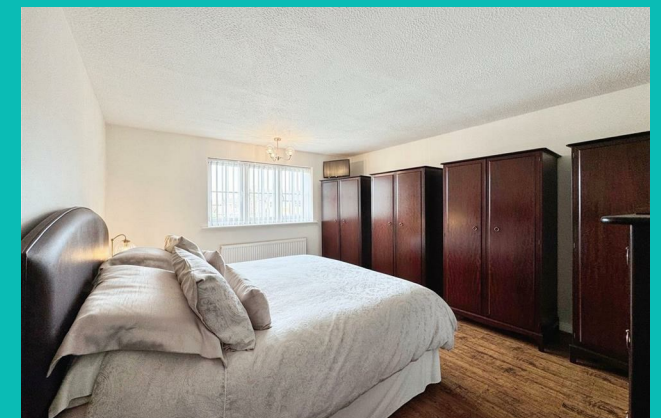
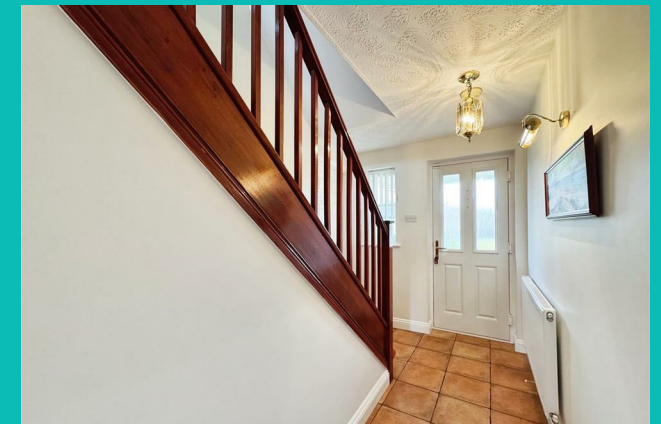
**Local Authority** – Bassetlaw

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1740.80 sq ft

**Tenure** – Freehold



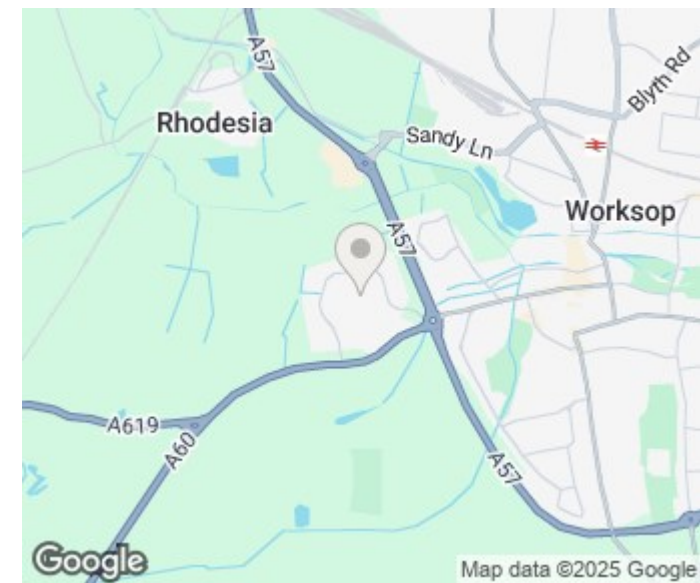




Total area: approx. 161.7 sq. metres (1740.8 sq. feet)

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		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(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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