



43 MIDDLE MEADOW WORKSOP, S81 8PX

£300,000
FREEHOLD

***** GUIDE PRICE £300,000 - £325,000 *****

This impressive five-bedroom detached property, set over three floors, offers a wealth of space and modern features throughout. The home is located in the sought-after village of Shireoaks, which is renowned for its picturesque canal-side walks, local shops, cafes, restaurants, and excellent schools. Additionally, the village boasts its own train station, making it an ideal location for commuters. The property features a spacious entrance hallway, a well-appointed living room, and a generous dining room with French doors leading into a conservatory. The breakfast kitchen is fully equipped with a range of modern appliances, while the downstairs WC and part garage conversion provide further convenience. The first and second floors offer five good-sized bedrooms, with three benefiting from ensuite shower rooms. The family bathroom is stylishly appointed with a four-piece suite. Externally, the property enjoys an open-plan garden to the front, a driveway, and an enclosed rear garden with paved seating areas. With its combination of spacious accommodation, modern features, and a prime location, this property presents an excellent opportunity for family living in a vibrant community.

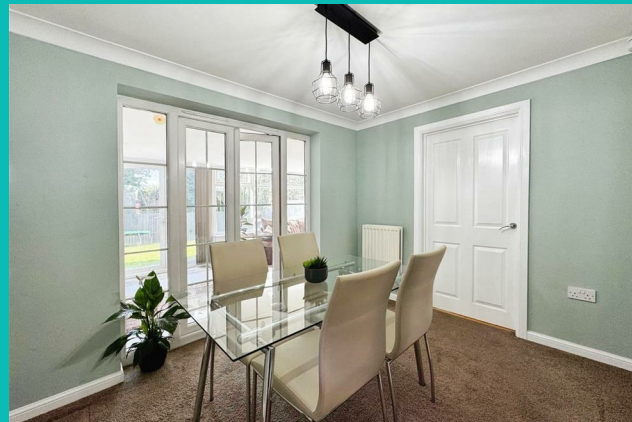
**Kendra
Jacob**

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43 MIDDLE MEADOW

- ****GUIDE PRICE £300,000 - £325,000****
- Five-bedroom detached property set over three floors.
- Located in the popular village of Shireoaks with beautiful canal-side walks.
- Village benefits from its own train station, ideal for commuters.
- Spacious entrance hallway, living room, and generous dining room.
- Well-equipped breakfast kitchen with modern appliances.
- Large conservatory, play room & downstairs WC
- Three ensuite shower rooms, plus a stylish family bathroom.
- Five double bedroom, four with fitted wardrobes
- Open-plan front garden, driveway, and enclosed rear garden with paved seating areas.



ENTRANCE HALLWAY

A welcoming entrance, featuring a front-facing door that opens into a bright and airy hallway. The space includes a front-facing UPVC double-glazed window, a central heating radiator, and a generous storage cupboard housing the wall-mounted combination central heating boiler, which is still under warranty. A spindle staircase leads to the first-floor landing, with doors providing access to the living room and breakfast kitchen.

LIVING ROOM

A well-proportioned and tastefully decorated living room, featuring a front-facing UPVC double-glazed window, coving to the ceiling, and two central heating radiators. Double doors lead seamlessly into the dining room, creating an open and inviting space.

DINING ROOM

A spacious dining room with rear-facing UPVC double-glazed windows and French doors that open onto the conservatory. The room also features coving to the ceiling, a central heating radiator, and a door leading to the breakfast kitchen, ideal for family meals and entertaining.

BREAKFAST KITCHEN

An expansive and well-appointed kitchen offering a wide range of wall and base units, complemented by stylish work surfaces and a sink unit with mixer tap. The kitchen benefits from LED kickboard lighting, ample space for freestanding appliances, including a range cooker with an electric extractor fan above, an American-style fridge freezer, washing machine, and dishwasher. The walls are part-tiled, and the flooring is tiled throughout. Additional features include downlighting to the ceiling, a central heating radiator,

an under-stair storage cupboard, a rear-facing UPVC double-glazed window, and a composite entrance door that leads into the conservatory.

CONSERVATORY

A generous-sized conservatory with a half dwarf wall and UPVC double-glazed windows. The side-facing entrance door and rear-facing French doors open directly onto the garden, creating a seamless connection between indoor and outdoor spaces. The room also benefits from a central heating radiator, air-conditioning unit, downlighting, vinyl flooring, and a door leading to a part garage conversion.

PLAYROOM

Currently used as a playroom, this versatile space could easily serve as a snug or even a downstairs bedroom. It includes side-facing UPVC double-glazed windows and rear-facing French doors that open onto the paved patio seating area in the garden.

DOWNSTAIRS WC

Comprising a white suite with a low flush WC, pedestal hand wash basin with tiled splashback, central heating radiator, vinyl flooring, and an electric extractor fan.

FIRST FLOOR LANDING

The first-floor landing features spindle balustrades, a staircase leading to the second-floor landing, a central heating radiator, and a cylinder cupboard. Doors lead to three bedrooms and the family bathroom.

BEDROOM THREE

An attractive and spacious master bedroom with both front and side-facing UPVC double-glazed windows. The room features two central heating radiators and fitted wardrobes

along one wall. A door provides access to the ensuite shower room.

EN-SUITE SHOWER ROOM

A modern three-piece suite in white, comprising a walk-in shower unit with a powerful waterfall shower, pedestal hand wash basin, low flush WC, and part-tiled walls. Additional features include a central heating radiator, downlighting to the ceiling, an electric extractor fan, and a front-facing obscure UPVC double-glazed window.

BEDROOM FOUR

A second double bedroom, featuring a rear-facing UPVC double-glazed window, a central heating radiator, an air-conditioning unit, and fitted double wardrobes along one wall. A door leads into the ensuite shower room.

EN-SUITE SHOWER ROOM

A modern three-piece suite in white, including a walk-in shower unit with a major shower, pedestal hand wash basin, low flush WC, part-tiled walls, a central heating radiator, downlighting, an electric extractor fan, vinyl flooring, and a side-facing obscure UPVC double-glazed window.

BEDROOM FIVE

A fifth double bedroom with a rear-facing UPVC double-glazed window, a central heating radiator, and a fitted single wardrobe along one wall.

FAMILY BATHROOM

A stylish four-piece suite in white, comprising a panel bath, a walk-in shower unit with a main shower, pedestal hand wash basin, low flush WC, and part-tiled walls. The bathroom also features a central heating radiator, downlighting, an electric extractor fan, vinyl flooring, and a front-facing UPVC double-glazed window.

SECOND FLOOR LANDING

The second-floor landing is illuminated by a rear-facing Velux window and provides access to two further spacious bedrooms.

MASTER BEDROOM

A charming and spacious master bedroom with a front-facing UPVC double-glazed window, a central heating radiator, and fitted double wardrobes along one wall. A door leads into the ensuite shower room.

EN-SUITE SHOWER ROOM

A modern three-piece suite in white, comprising a walk-in shower unit with a main shower, a vanity hand wash basin, low flush WC, part-tiled walls, a central heating radiator, downlighting, an electric extractor fan, vinyl flooring, and a rear-facing Velux window.

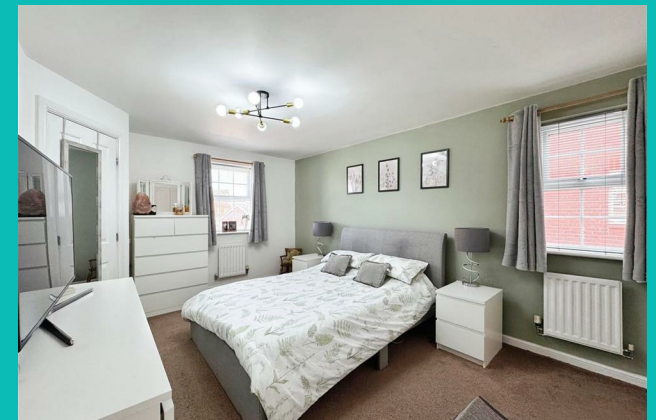
BEDROOM TWO

A large second double bedroom currently used as an office, featuring both a front-facing UPVC double-glazed window and a rear-facing Velux window. The room also includes a central heating radiator and access to the loft space.

OUTSIDE

To the front, the property is approached via an open-plan garden with a driveway leading to a part garage used for storage. A side gate provides access to the rear garden. To the rear, there is an enclosed garden, predominantly laid to lawn with paved patio seating areas, outdoor lighting, and a water tap.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

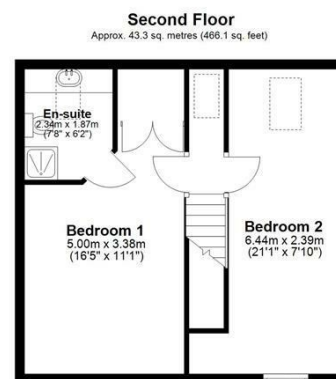
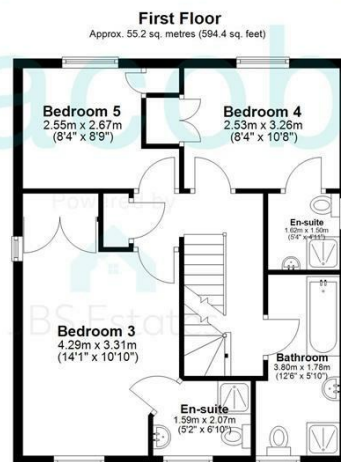
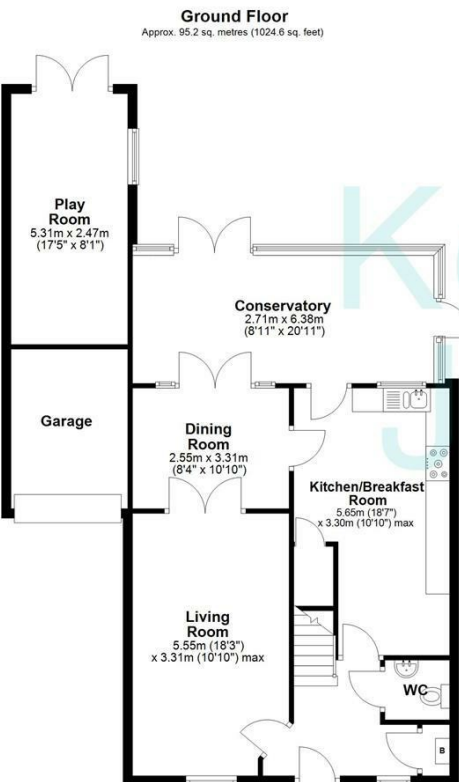
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2085.10 sq ft

Tenure – Freehold

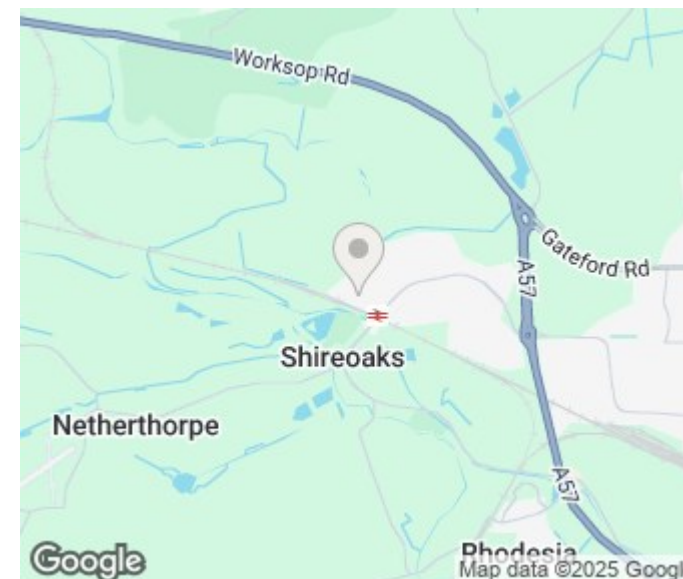





Total area: approx. 193.7 sq. metres (2085.1 sq. feet)

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		87
(81-91) B	80	
(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

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