



## 51 DINNINGTON ROAD WORKSOP, S81 8RL

**£170,000**  
**FREEHOLD**

\*\*\*\*\* Guide Price £170,000 - £190,000\*\*\*\*\*

An immaculately presented three-bedroom semi-detached family home, offering spacious and well-maintained accommodation throughout. Whilst the property is in need of some modernisation, it has clearly been lovingly cared for and provides a wonderful opportunity for personalisation. Ideally situated in a highly sought-after village location, the home boasts stunning rear views over open countryside and benefits from excellent transport links to Worksop, Sheffield, Rotherham, and Doncaster. Internally, the property features a welcoming entrance hallway, a spacious lounge/diner with character fireplace, a well-appointed kitchen, three generously sized bedrooms, and a smart family bathroom. Externally, it offers beautifully maintained front and rear gardens, a long driveway, and a detached garage. Perfect for families or those looking to enjoy village life with easy access to nearby towns and cities, this charming home must be viewed to be fully appreciated.

**Kendra  
Jacob**

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# 51 DINNINGTON ROAD

• \*\*\*\*\* Guide Price £170,000 - £190,000\*\*\*\*\* • Immaculately presented three-bedroom semi-detached family home • Situated in a highly sought-after village location • Stunning open countryside views to the rear • Spacious lounge/diner with feature fireplace • Well-appointed kitchen with integrated appliances and ample storage • Three generously sized bedrooms with fitted furniture • Family bathroom with three-piece suite • Beautifully maintained front and rear gardens with paved seating areas • Excellent transport links to Worksop, Sheffield, Rotherham, and Doncaster



## ENTRANCE HALLWAY

A beautifully appointed entrance hallway, accessed via a front-facing UPVC double glazed door. Tastefully decorated, it features a side-facing obscure UPVC double glazed window, two useful storage cupboards, a central heating radiator, coving to the ceiling, and a staircase rising to the first-floor landing.

## KITCHEN

A well-equipped kitchen offering a comprehensive range of wall and base units with complementary work surfaces, incorporating a sink unit with mixer tap. Integrated appliances include an electric double oven and ceramic hob with an electric extractor fan above. There is space and plumbing for a freestanding washing machine. A large storage cupboard discreetly houses the wall-mounted central heating boiler and space for a fridge. Fully tiled walls and tiled flooring enhance the finish, with a central heating radiator, coving to the ceiling, a rear-facing UPVC double glazed window, and a side entrance door providing access to the driveway.

## LOUNGE DINER

An exceptionally well-proportioned and elegantly presented reception room. The lounge area features a front-facing UPVC double glazed square bay window, central heating radiator, coving to the ceiling, and a striking feature fireplace with wood surround, tiled hearth and inset, and a gas coal-effect fire. The dining area benefits from a rear-facing UPVC double glazed window, central heating radiator, coving to the ceiling, and a connecting door to the

kitchen. A further door provides access to the entrance hallway.

## FIRST FLOOR LANDING

A light and airy landing area with a side-facing obscure UPVC double glazed window, central heating radiator, coving to the ceiling, and doors leading to three bedrooms and the family bathroom.

## BEDROOM ONE

A beautifully presented master bedroom, boasting a front-facing UPVC double glazed square bay window, central heating radiator, coving to the ceiling, wall-mounted lighting, and an extensive range of quality fitted wardrobes along one wall, complete with a matching dressing table.

## BEDROOM TWO

A generously sized second double bedroom enjoying rear-facing views over open countryside through a UPVC double glazed window. The room also benefits from a central heating radiator, coving to the ceiling, and a high-quality range of fitted furniture.

## BEDROOM THREE

A well-proportioned third bedroom with a front-facing UPVC double glazed window, central heating radiator, and coving to the ceiling.

## BATHROOM

A smartly presented family bathroom featuring a three-piece suite comprising a panelled bath with shower mixer tap and glass screen, pedestal wash basin, and low flush WC. Fully tiled to the walls with tile-effect vinyl flooring,

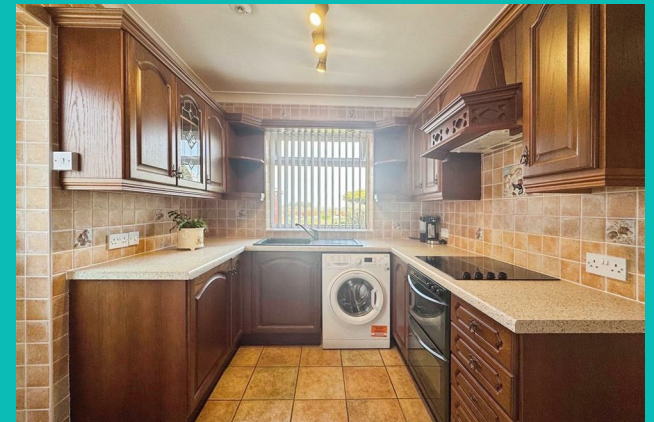
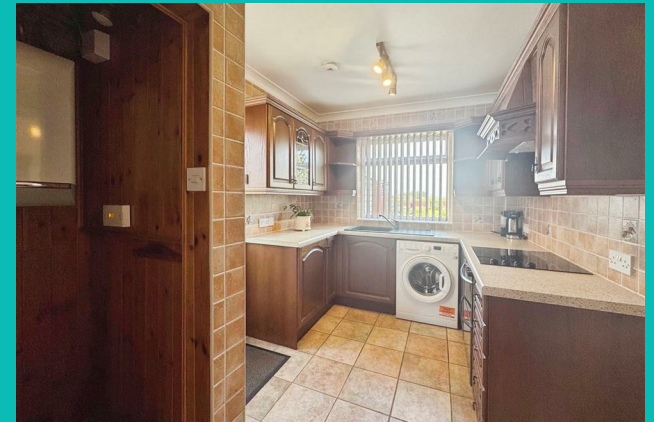
the room also offers a central heating radiator, airing cupboard housing the hot water cylinder, loft access, and a rear-facing obscure UPVC double glazed window.

#### OUTSIDE

To the front, the property is approached via double wrought iron gates leading to a long driveway, which in turn provides access to a detached garage and the rear garden. The front garden is impeccably maintained, laid mainly to lawn with well-stocked borders.

The rear garden is notably larger than average and beautifully landscaped, offering extensive paved seating areas, a well-kept lawn with established borders, a garden shed, outside lighting, and a water tap—ideal for outdoor entertaining and family enjoyment.

## 51 DINNINGTON ROAD









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### ADDITIONAL INFORMATION

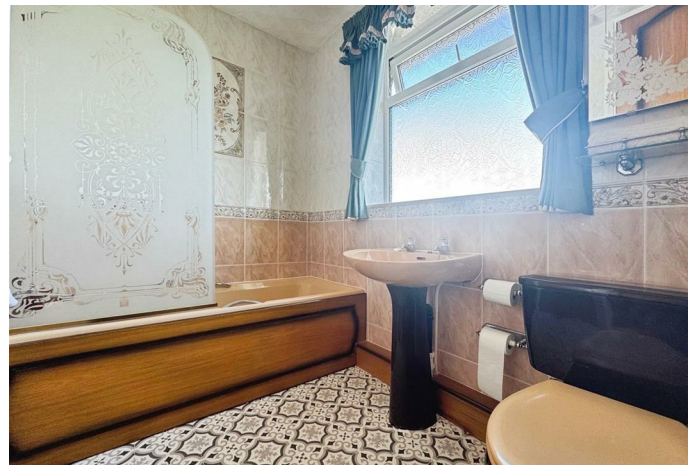
**Local Authority** – Bassetlaw

**Council Tax** – Band B

**Viewings** – By Appointment Only

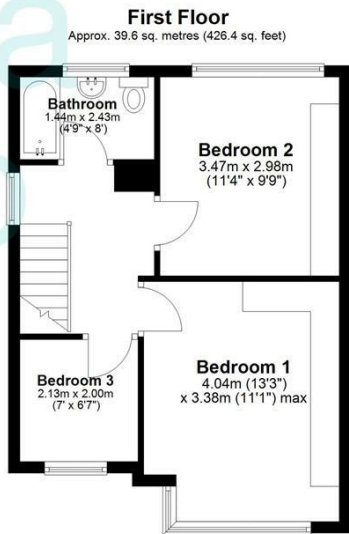
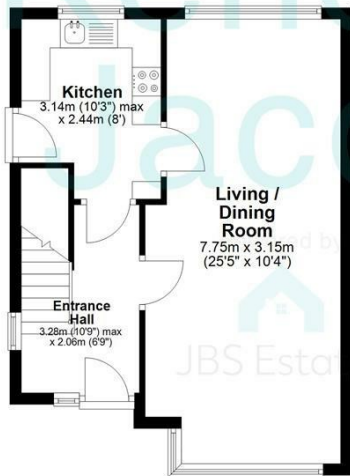
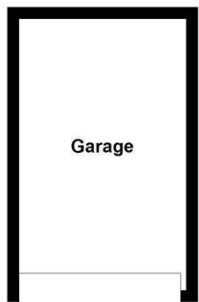
**Floor Area** – 1039.20 sq ft

**Tenure** – Freehold





**Ground Floor**  
Approx. 56.9 sq. metres (612.8 sq. feet)



Total area: approx. 96.5 sq. metres (1039.2 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		78
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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