



14 SCAMPTON ROAD WORKSOP, S81 7RF

£280,000
LEASEHOLD

****GUIDE PRICE £280,000 - £300,000****

This stylish and beautifully presented four-bedroom detached family home is situated in the highly sought-after area of Gateford, Worksop. Ideally located close to local shops, schools, and amenities, with excellent transport links to the A1 and M1 motorways, it offers the perfect balance of convenience and contemporary living. The property boasts a spacious layout with a welcoming entrance hallway, a modern breakfast kitchen and utility room, two generous reception rooms, and high-specification bathrooms. All four bedrooms are well-proportioned, including a master with en-suite. Externally, the home features an integral garage, driveway, and a landscaped rear garden with a private patio area—perfect for outdoor entertaining.

This is an exceptional opportunity to acquire a modern family home in a desirable location.

**Kendra
Jacob**

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14 SCAMPTON ROAD

- ****GUIDE PRICE £280,000 - £300,000****
- Stylish four-bedroom detached family home
- Located in the sought-after area of Gateford, Worksop
- Close to local shops, schools, amenities, and motorway links (A1 & M1)
- Contemporary breakfast kitchen with integrated appliances
- Modern bathrooms, including en-suite to the master bedroom
- Two spacious reception rooms plus a downstairs WC
- Utility room with access to the rear garden
- Landscaped rear garden with private patio area
- Driveway and integral garage providing off-road parking



ENTRANCE HALLWAY

A stylish and welcoming entrance hallway accessed via a contemporary composite front door. Beautifully decorated with a modern finish, it features a spindle staircase rising to the first-floor landing, ceiling coving, a central heating radiator, and quality laminate wood flooring. Doors lead to the integral garage, living room, dining room, downstairs WC, and the breakfast kitchen.

BREAKFAST KITCHEN

This modern breakfast kitchen is fitted with a superb range of high-quality wall and base units, complemented by sleek work surfaces and a stainless steel sink unit with mixer tap. It benefits from a built-in electric double oven, a five-ring gas hob with an electric extractor fan above, an integrated fridge-freezer, and space for a freestanding dishwasher. Stylish tiled splashbacks, ceiling downlights, a rear-facing UPVC double-glazed window, and continued laminate wood flooring through to the utility room complete the space.

UTILITY ROOM

A practical and well-designed utility space with matching wall and base units, complementary worktops, and space for a freestanding washing machine. Partially tiled walls, downlights to the ceiling, a central heating radiator, electric extractor fan, and a composite side door providing access to the rear garden enhance functionality and style.

LIVING ROOM

A beautifully presented living room with tasteful décor, featuring rear-facing UPVC double-glazed patio doors that

open into the delightful rear garden. Additional features include ceiling coving, a central heating radiator, laminate wood flooring, and an elegant fireplace with a marble hearth and inset gas coal-effect fire – the focal point of the room.

DINING ROOM

A well-proportioned separate dining room with a front-facing UPVC double-glazed window, ceiling coving, and a central heating radiator – ideal for entertaining.

DOWNSTAIRS WC

A sleek, modern cloakroom with a white suite comprising a low flush WC and vanity hand wash basin. Part-tiled walls, tiled flooring, ceiling downlights, a central heating radiator, and an obscure UPVC double-glazed side window complete the space.

FIRST FLOOR LANDING

A bright and airy landing with a side-facing UPVC double-glazed window, access to the loft, a central heating radiator, and spindle balustrades. Doors lead to four bedrooms and the family bathroom.

MASTER BEDROOM

A stylish and spacious master bedroom with a rear-facing UPVC double-glazed window, central heating radiator, and high-quality fitted wardrobes. A door provides access to the modern en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a contemporary white suite comprising a walk-in shower enclosure, pedestal hand wash basin, and low

flush WC. Fully tiled walls, a chrome towel radiator, laminate wood flooring, electric extractor fan, ceiling downlights, and an obscure side-facing UPVC double-glazed window complete the space.

BEDROOM TWO

A bright and well-proportioned second bedroom featuring front-facing UPVC double-glazed windows, a central heating radiator, and a built-in cylinder cupboard.

BEDROOM THREE

Currently used as a home office, this third double bedroom features a front-facing UPVC double-glazed window and a central heating radiator.

BEDROOM FOUR

A generously sized fourth bedroom with a rear-facing UPVC double-glazed window and a central heating radiator.

FAMILY BATHROOM

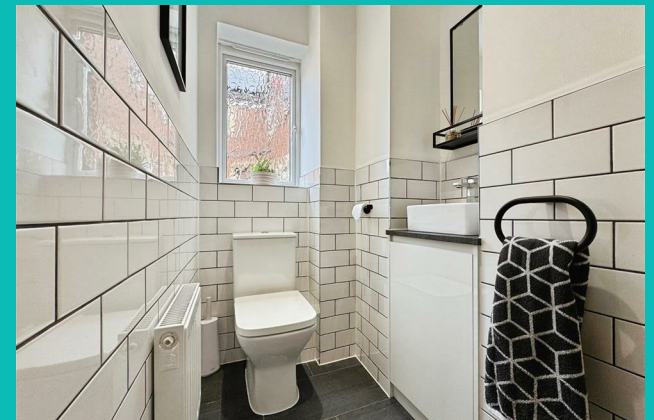
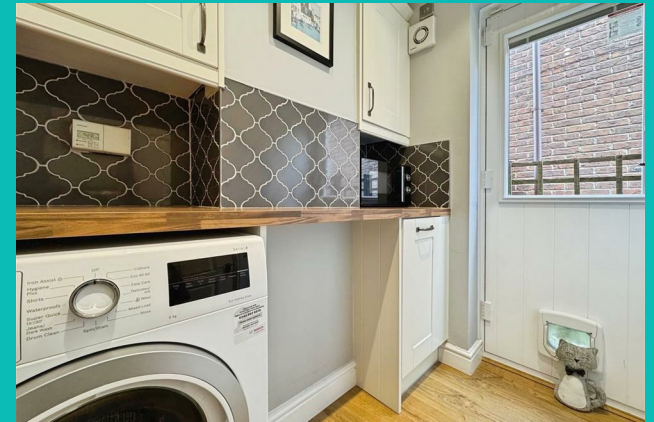
A luxurious family bathroom suite in white, comprising a panelled bath with shower mixer tap and screen, pedestal hand wash basin, and low flush WC. Fully tiled walls, laminate wood flooring, ceiling downlights, electric extractor fan, and a side-facing obscure UPVC double-glazed window complete this elegant space.

EXTERIOR

To the front, the property features an open-plan lawned garden and a driveway leading to the integral garage. Gated side access leads to the rear garden.

To the rear, you'll find an attractively landscaped garden, mainly laid to lawn with well-stocked low-maintenance borders. Steps lead down to a private, paved patio area – perfect for outdoor entertaining. The garden also benefits from outside lighting and a water tap.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

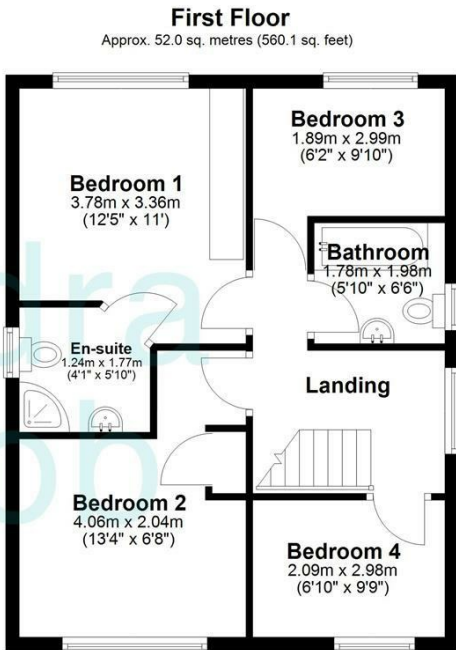
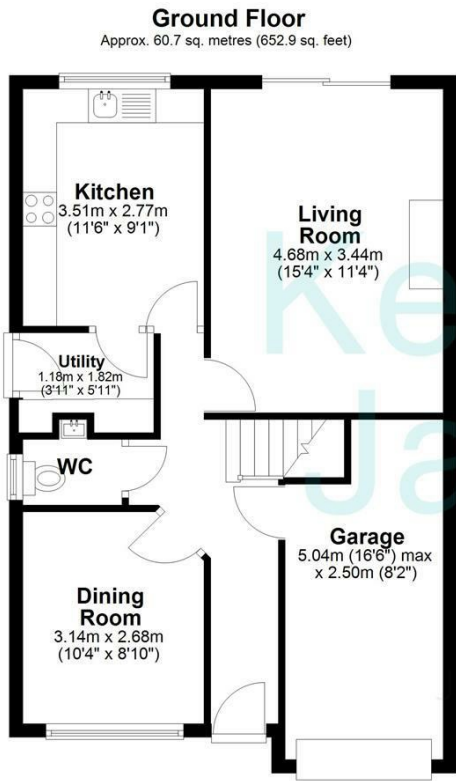
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1213.00 sq ft

Tenure – Leasehold

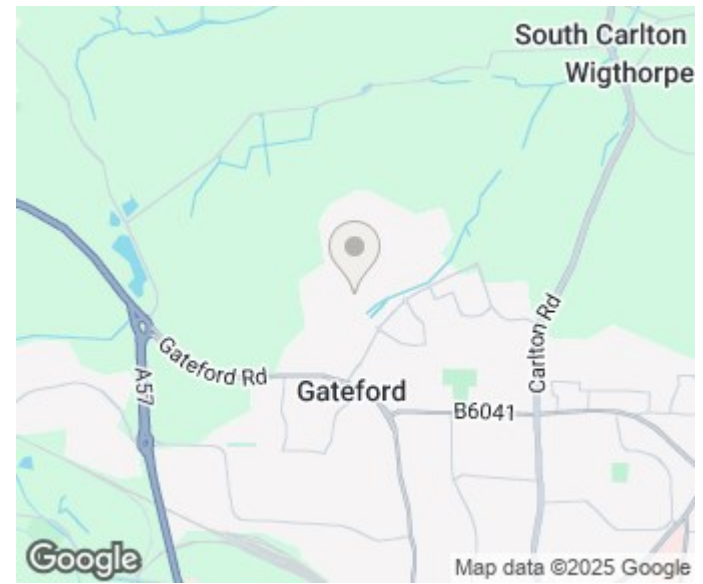




Total area: approx. 112.7 sq. metres (1213.0 sq. feet)

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		84
(81-91) B		
(69-80) C	72	
(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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