



157 KILTON ROAD WORKSOP, S80 2ED

£140,000
FREEHOLD

***** GUIDE PRICE £140,000 - £150,000 *****

A deceptively spacious, well presented three-bedroom semi-detached family home, ideally located in one of the most sought-after areas of Worksop. This charming residence is within walking distance of Worksop town centre, offering easy access to superb local schools, everyday amenities, and excellent transport links, making it perfect for families and commuters alike. The property boasts a well-proportioned layout across two floors, including a stylish living room, generous dining room, a well-equipped kitchen, utility room and three piece bathroom suite to the ground floor. Upstairs offers three spacious bedrooms. Outside, the home features a delightful extensive rear garden with raised decking, and lawn area alongside a neat frontage with gated rear access.

**Kendra
Jacob**

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- Semi-detached • Three good size bedrooms • Two reception rooms • Extensive rear gardens • Utility Room • Offers fantastic potential to extended with the relevant planning permission • Close to local amenities • Ideal for investment, first time buyers or downsizers • Built in air purifier to the property



LIVING ROOM

With a front facing Upvc entrance door, a front facing double glazed bay window, power points, TV point, coving to the ceiling and a central heating radiator. The main focal point of the room is a beautiful gas fire with surround and tiled hearth.

INNER HALLWAY

With understairs storage cupboard.

DINING ROOM

With a rear facing double glazed window, power points, laminate flooring, central heating radiator and stairs leading to the first floor accommodation.

KITCHEN

A modern fitted kitchen with a range of wall and base units in white, work surfaces incorporating a stainless steel sink and drainer, integrated four ring gas hob, electric oven and grill. Power points, a side facing double glazed window and door giving access to the rear.

UTILITY ROOM

With work surface, wall mounted boiler and plumbing for a washing machine.

BATHROOM

A fully tiled three piece suite comprising of a panelled bath with shower over, pedestal sink, low flush w/c, central heating radiator and double glazed windows.

FIRST FLOOR LANDING

With a central heating radiator and loft access with built in air purifier.

BEDROOM ONE

With a front facing double glazed window, central heating radiator and power points.

BEDROOM TWO

With a rear facing double glazed window, central heating radiator, power points and a built in wardrobe.

BEDROOM THREE

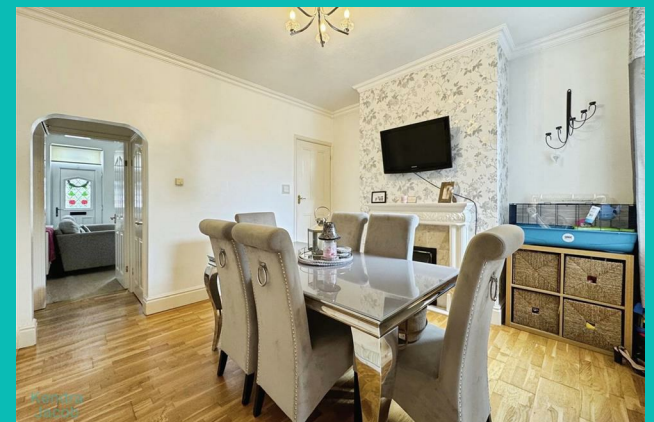
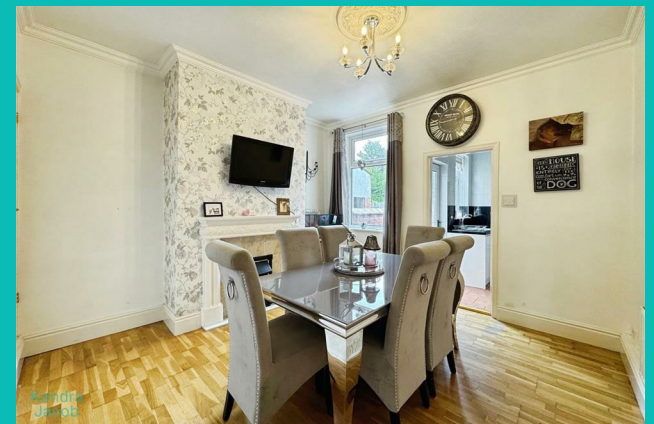
With a rear facing double glazed window, power points and a central heating radiator.

EXTERNAL

To the outside of the property is a gated access leading to the main front door. Further to the side of the property is access leading to the rear that offers extensive gardens with mainly laid to lawn and decking area. Outbuilding, playhouse, pond, outside tap and fencing surround with secured gated access.

On street parking.

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ADDITIONAL INFORMATION

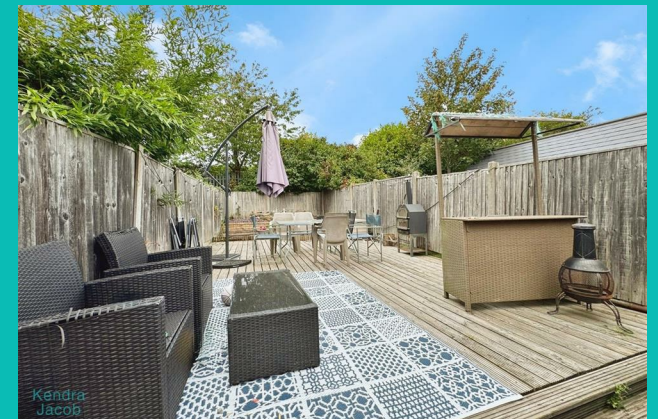
Local Authority – Bassetlaw

Council Tax – Band A

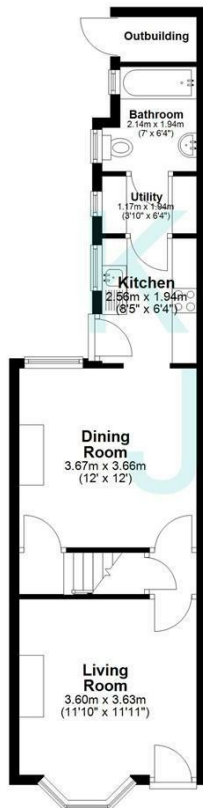
Viewings – By Appointment Only

Floor Area – 880.20 sq ft

Tenure – Freehold



Ground Floor
Approx. 43.6 sq. metres (469.7 sq. feet)



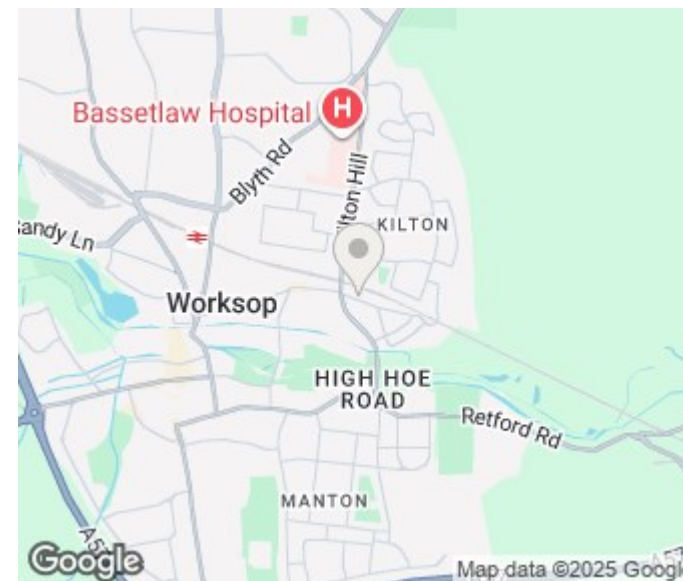
First Floor
Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 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		
(81-91) B		
(69-80) C		80
(55-68) D	54	
(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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