



69 EASTGATE WORKSOP, S80 1RE

£120,000
FREEHOLD

***** GUIDE PRICE £120,000 - £130,000 *****

This beautifully presented and deceptively spacious traditional home boasts a wealth of character features throughout, including wood panelling, decorative coving, a solid oak floor, and a stunning cast iron fireplace. The property offers generous living accommodation across three floors, comprising a charming living room, a large dining room, a well-appointed kitchen with integrated appliances, three double bedrooms—including a spacious attic room—and a recently fitted four-piece family bathroom.

Externally, the home benefits from a well-maintained rear garden with a paved patio seating area, an outdoor brick-built store, and shared access to the rear. Permit parking is available on the street.

Conveniently located within walking distance of Worksop town centre, the property is ideally positioned for access to a range of amenities including Worksop Train Station, supermarkets, local bars, restaurants, and other everyday conveniences—making it perfect for families, professionals, or commuters alike.

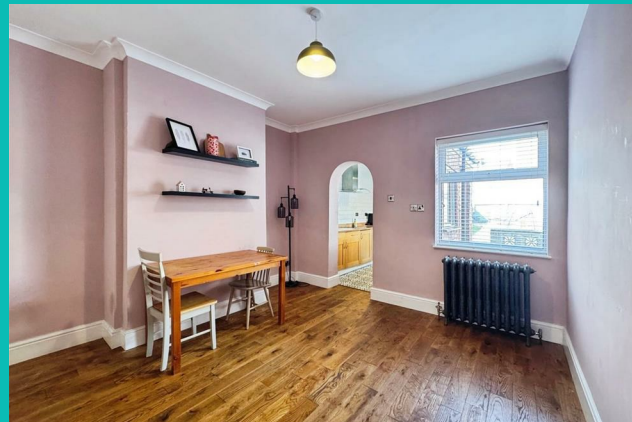
**Kendra
Jacob**

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69 EASTGATE

- Beautifully presented traditional home full of character features
- Spacious living room with cast iron fireplace and wood panelling
- Large dining room with solid oak flooring and under-stair storage
- Well-equipped kitchen with integrated appliances and tiled flooring
- Three double bedrooms, including a generous attic bedroom
- Recently fitted four-piece family bathroom with roll-top bath and walk-in shower
- Attractive rear garden with lawn, patio area, and brick-built store
- Permit on-street parking available
- Located within walking distance of Worksop town centre and train station
- Close to supermarkets, bars, restaurants, and local amenities



LIVING ROOM

A beautifully appointed and generously proportioned living room, featuring a front-facing uPVC double-glazed window and entrance door. Traditional decorative coving to the ceiling and classic wood panelling to the walls enhance the character of the space. A bespoke fitted storage cupboard provides practicality, while the central focal point is a stunning decorative cast iron fireplace – adding a touch of timeless elegance. A central heating radiator completes the room.

INNER HALLWAY

A welcoming inner hallway with staircase rising to the first-floor landing. Doors provide access to both the living room and dining room, continuing the home's charming flow.

DINING ROOM

A delightful and spacious formal dining room, ideal for family gatherings or entertaining. A rear-facing uPVC double-glazed window allows for ample natural light. The room is finished with ceiling coving, a cast iron central heating radiator, and a solid oak floor covering. A large under-stair cupboard provides excellent additional storage. Doorway leads conveniently into the kitchen.

KITCHEN

A well-equipped traditional kitchen offering a comprehensive range of fitted units with complementary work surfaces. Features include a stainless steel sink unit with mixer tap, fitted electric double oven, four-ring induction hob with electric extractor hood above, and

integrated appliances including a fridge-freezer and dishwasher. There is space and plumbing for a freestanding washing machine. The kitchen also houses the wall-mounted combination central heating boiler. Partly tiled walls, a tiled floor, and a cast iron central heating radiator add to the room's practicality and charm. A side-facing uPVC double-glazed window and external entrance door provide access to the rear garden.

MASTER BEDROOM

A generously proportioned and tastefully decorated principal bedroom, with a front-facing uPVC double-glazed window and central heating radiator. The room benefits from an extensive range of fitted wardrobes to one wall, offering ample storage.

BEDROOM TWO

A charming second double bedroom with a rear-facing uPVC double-glazed window. The room is fitted with a central heating radiator and built-in wardrobes with matching overhead storage – perfectly suited to modern needs.

FAMILY BATHROOM

A recently installed and beautifully presented four-piece bathroom suite in white, comprising a freestanding roll-top bath with shower mixer tap, a spacious walk-in shower enclosure with mains-fed shower, pedestal wash basin, and low flush WC. Partly tiled walls, stylish wood-effect flooring, a modern towel radiator and additional central heating radiator combine practicality with luxury. Downlighting to the ceiling and a rear-facing

obscure-glazed uPVC window complete the room.

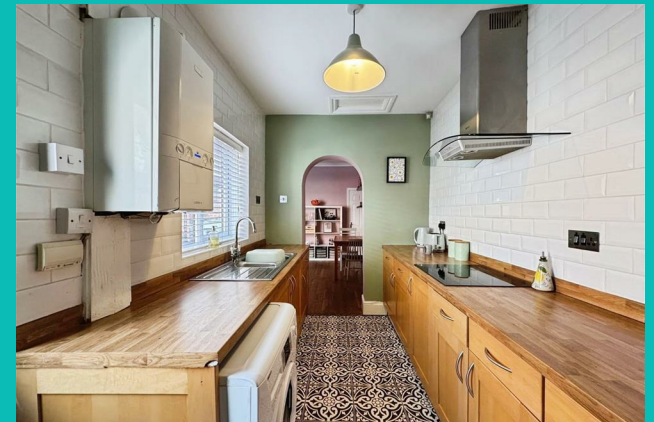
ATTIC BEDROOM

A generously sized attic bedroom, accessed via its own staircase and featuring spindle balustrading. The room is filled with natural light from a front-facing double-glazed Velux window, offering a versatile space ideal for a guest room, office or additional bedroom.

EXTERIOR

To the front of the property lies a small, enclosed walled garden. Shared access leads to the rear, where you'll find a well-maintained, mainly lawned garden with a paved patio seating area – ideal for outdoor entertaining. Additional features include an external brick-built store, water tap and outdoor lighting. On-street permit parking is available.

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ADDITIONAL INFORMATION

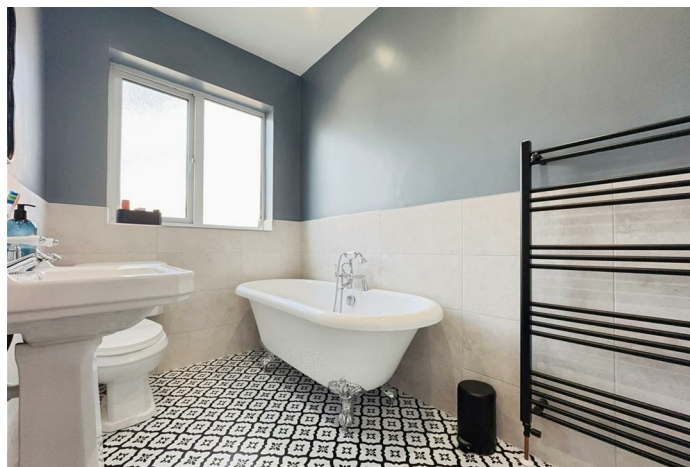
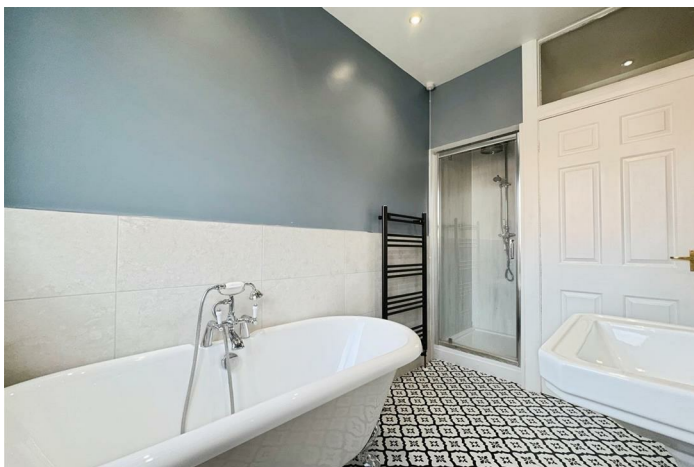
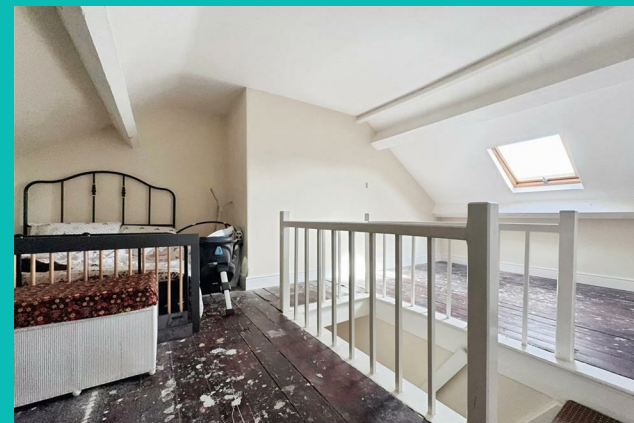
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

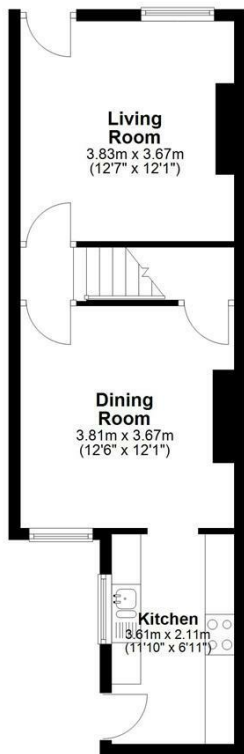
Floor Area – 1085.10 sq ft

Tenure – Freehold



Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



Second Floor

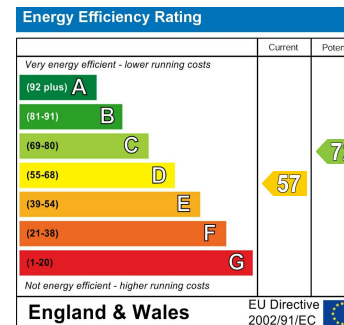
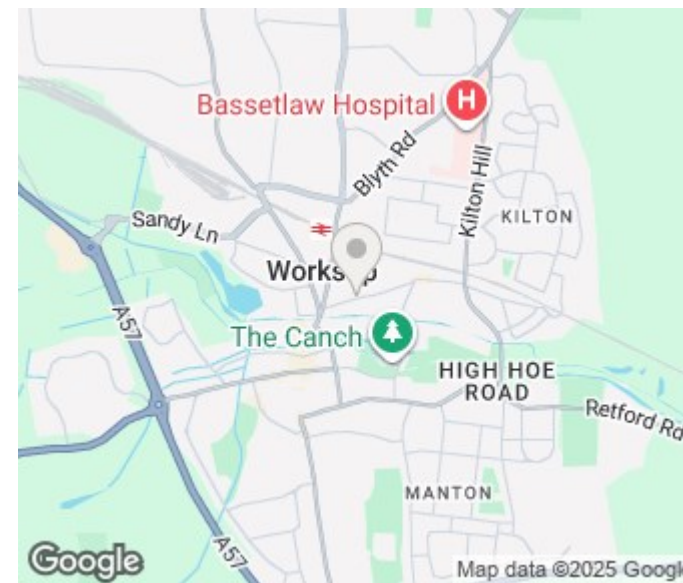
Approx. 25.3 sq. metres (271.9 sq. feet)



Total area: approx. 100.8 sq. metres (1085.0 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.



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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