



63 KILTON GLADE WORKSOP, S81 0QH

£200,000
FREEHOLD

This beautifully presented three-bedroom family home occupies a generous corner plot in the highly sought-after Kilton area of Worksop. Finished to a high standard throughout, the property offers a welcoming entrance hallway, an attractive living room with feature fireplace, and a modern kitchen diner opening into a versatile conservatory, providing excellent ground-floor living space. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom. Externally, the home benefits from a block-paved driveway and enclosed gardens with a mix of lawn, decking and patio seating areas. Ideally located close to local shops, schools and everyday amenities, the property also enjoys excellent transport links with easy access to the A1 and M1 motorway networks, making it perfect for families and commuters alike.

**Kendra
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63 KILTON GLADE

- Beautifully presented three-bedroom family home
- Generous corner plot with enclosed gardens
- Highly sought-after Kilton location in Worksop
- Spacious living room with feature fireplace
- Modern kitchen diner with quality fittings
- Versatile conservatory providing additional living space
- Stylish family bathroom and well-proportioned bedrooms
- Block-paved driveway and gated side access
- Close to local shops, schools and everyday amenities
- Excellent transport links to the A1 and M1 motorways



ENTRANCE HALLWAY

A welcoming entrance hallway accessed via a front-facing composite door. Beautifully presented, the space features a spindle staircase rising to the first-floor landing, a central heating radiator, useful under-stairs storage cupboard, and a side-facing obscure uPVC double-glazed window. Finished with a modern herringbone laminate floor that sets the tone for the rest of the home.

LIVING ROOM

A bright and inviting living room with a front-facing uPVC double-glazed window and central heating radiator. The focal point of the room is an attractive feature fireplace with a stylish surround and electric fire, creating a warm and comfortable atmosphere.

KITCHEN DINER

A contemporary, high-quality kitchen diner fitted with a sleek range of high-gloss wall and base units complemented by coordinating work surfaces. The kitchen incorporates a sink with mixer tap, electric fan-assisted oven, induction hob with extractor above, integrated fridge freezer, and space for an automatic washing machine. Part-tiled walls, a central heating radiator, generous under-stairs storage cupboard, rear-facing uPVC double-glazed window, and side composite entrance door complete the space. The modern herringbone laminate flooring continues seamlessly through to the conservatory.

CONSERVATORY

A versatile conservatory currently used as an additional sitting room. Featuring uPVC double-glazed windows,

French doors opening onto a decked seating area in the garden, and a central heating radiator, making it a comfortable year-round living space.

FIRST FLOOR LANDING

With a side-facing obscure uPVC double-glazed window, a built-in storage cupboard with shelving, loft access hatch, and quality internal doors leading to three bedrooms and the family bathroom.

MASTER BEDROOM

A generously proportioned principal bedroom with a front-facing uPVC double-glazed window, central heating radiator, and two sets of fitted double wardrobes along one wall, offering excellent storage.

BEDROOM TWO

A well-presented double bedroom with a rear-facing uPVC double-glazed window, coving to the ceiling, and central heating radiator.

BEDROOM THREE

A good-sized third bedroom with a front-facing uPVC double-glazed window, coving to the ceiling, central heating radiator, and an over-stairs storage cupboard with hanging rail and shelving.

FAMILY BATHROOM

A modern family bathroom fitted with a panelled bath with mixer shower, hand wash basin, and low-flush WC. Finished with part-tiled walls, wood-effect laminate flooring, chrome heated towel rail, recessed ceiling spotlights, and rear and side-facing uPVC double-glazed windows.

EXTERIOR

Occupying a generous corner plot, the property benefits from a lawned frontage and a block-paved driveway and EV charger point. Gated side access leads to a good-sized, enclosed rear garden, predominantly laid to lawn with decked and paved seating areas. Additional features include brick-built storage units, and an outside water tap.

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ADDITIONAL INFORMATION

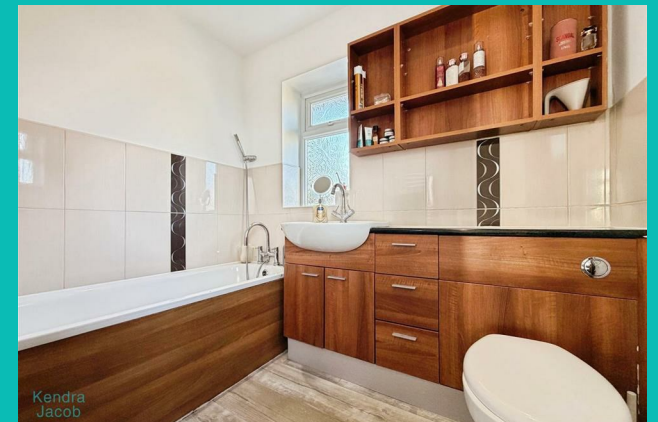
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 947.00 sq ft

Tenure – Freehold



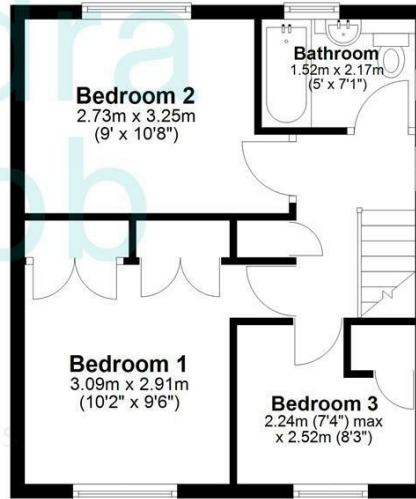
Ground Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



First Floor

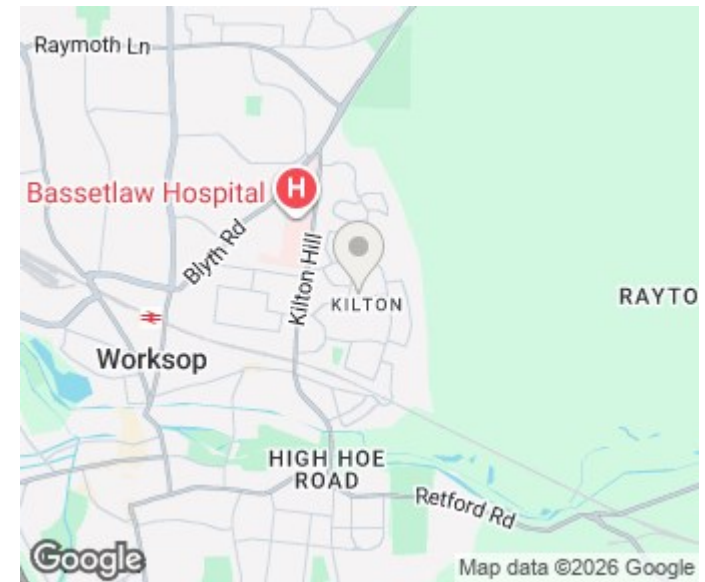
Approx. 33.5 sq. metres (360.3 sq. feet)



Total area: approx. 76.8 sq. metres (826.4 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		82
(69-80) C		
(55-68) D	67	
(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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